

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2026	181	1/15/2026	Base: 91-0002	Affiliated:		Unified:					
Location ID	Sale Number	Useability & Code #		Parcel Number								
001814002	16	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491	1	11	15	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
788,350		788,350		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type: NO IRRIGATION				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:	VALUE:	LCG		ACRES:	VALUE:					
IRRIGATED	1A1			GRASSLAND	1G1	15.220	22,640					
	1A				1G	12.080	8,310					
	2A1				2G1	23.560	35,575					
	2A				2G	12.210	7,640					
	3A1				3G1							
	3A				3G							
	4A1				4G1	9.500	4,750					
	4A				4G	4.520	2,260					
DRYLAND	1D1	86.750	286,710	Shelterbelt/Timber								
	1D	89.150	294,640	Accretion		18.410						
	2D1	14.970	46,930	Waste		1.030	515					
	2D	5.660	17,745	Other								
	3D1			AG LAND TOTAL		298.620	743,985					
	3D			Roads		5.550						
	4D1			Farm Sites								
	4D	5.560	16,270	Home Sites								
				Recreation								
	Dwellings			Other								
	Outbuildings			Non-AG TOTAL		5.550						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001814002 001815200 001806100 001814100 001813600	
(Continue on back)	

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM 521

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

16

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 15 Yr. 2026		4 Date of Deed Mo. 1 Day 14 Yr. 2026	
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 na				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) PLB Land, LLC Street or Other Mailing Address 10820 E. Turquoise Ave. City Scottsdale State AZ Zip Code 85259 Phone Number 402-461-6600 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 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 checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
<input type="checkbox"/> Other (Explain)				

11 Was ownership transferred in full? (If No, explain the division.) 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?
2,252,618.00

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 **Big Iron Realty** 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 _____

22 Total purchase price, including any liabilities assumed.....	22	\$	2,252,618.00
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)		\$	2,252,618.00
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.

Patricia L. Boyd, Manager of PLB Land, LLC

Print of Type Name of Grantee or Authorized Representative

Patricia L. Boyd

Signature of Grantee or Authorized Representative

Grantee
Title

402-461-6600
Phone Number

1/15/2026
Date

sign here

Register of Deed's Use Only

28 Date Deed Recorded Mo. 1 Day 15 Yr. 26	29 Value of Stamp or Exempt Number \$ 5226.96	30 Recording Data BK2026, Pg 181	For Dept. Use Only
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Grantee—Retain a copy of this document for your records.

EXHIBIT "A"

A tract of land located in the South one-half (S1/2) of Section 9, in the Southwest Quarter of Section 10, in the Northwest Quarter of Section 15 and in the North one-half (N1/2) of Section 16, all in Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows:

Beginning at the Southwest corner of said Section 9 and this being the Point of Beginning; thence North 00°29'20" East (assumed bearing) on the West line of the Southwest Quarter of said Section 9, a distance of 595.51 feet to the present day centerline of the Republican River; thence along said centerline of the present day Republican River the following: North 83°03'49" East, a distance of 269.81 feet; thence North 85°42'03" East, a distance of 317.24 feet; thence South 88°37'38" East, a distance of 330.69 feet; thence South 86°23'10" East, a distance of 368.83 feet; thence North 84°47'53" East, a distance of 326.65 feet; thence South 65°41'38" East, a distance of 370.61 feet; thence South 61°29'29" East, a distance of 307.29 feet; thence South 80°55'38" East, a distance of 526.93 feet; thence North 88°43'46" East, a distance of 397.61 feet; thence South 89°06'46" East, a distance of 419.39 feet; thence North 73°37'25" East, a distance of 373.84 feet; thence North 68°46'55" East, a distance of 718.49 feet; thence North 78°44'42" East, a distance of 424.19 feet; thence North 70°44'10" East, a distance of 244.70 feet; thence North 84°50'53" East, a distance of 229.64 feet; thence North 58°35'07" East, a distance of 414.76 feet; thence North 49°53'58" East, a distance of 421.07 feet; thence North 52°19'40" East, a distance of 692.77 feet; thence North 60°18'57" East, a distance of 755.47 feet; thence leaving said centerline of the present day Republican River South 00°07'40" East, a distance of 2145.88 feet; thence South 00°21'13" East, a distance of 1356.00 feet to the centerline of a public road; thence along said centerline of a public road the following: South 76°36'50" West, a distance of 330.26 feet; thence South 80°37'19" West, a distance of 294.83 feet; thence South 85°22'49" West, a distance of 345.90 feet; thence North 86°57'45" West, a distance of 496.78 feet; thence North 87°20'59" West a distance of 445.89 feet; thence North 60°26'32" West, a distance of 444.14 feet; thence North 77°41'36" West, a distance of 1127.22 feet; thence North 70°02'08" West, a distance of 627.25 feet; thence North 77°38'35" West, a distance of 158.14 feet; thence North 86°02'43" West, a distance of 782.31 feet; thence North 84°09'56" West, a distance of 386.04 feet; thence North 75°21'54" West, a distance of 434.57 feet; thence North 84°09'41" West, a distance of 164.76 feet; thence North 87°27'50" West, a distance of 845.97 feet; thence North 81°46'29" West, a distance of 272.85 feet; thence North 84°24'05" West, a distance of 178.02 feet; thence South 85°52'02" West, a distance of 118.57 feet; thence South 80°04'05" West, a distance of 63.46 feet to the West line of the Northwest Quarter of said Section 16; thence North 00°28'36" West on said West line of the Northwest Quarter of Section 16; a distance of 501.00 feet to the Point of Beginning, subject to county road right of way

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 01/15/26
\$5226.96 By AS

Bk 2026, Pg 181

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 15 day of January A.D., 2026, at 02:46 o'clock PM. Recorded in Book 2026 on Pages 181-183

Abbey D. King County Clerk

Fee: \$22.00 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

RBK, 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

PLB Land, LLC, a Nebraska Limited Liability Company

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

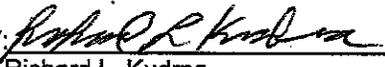
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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

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

Executed this 14th day of January, 2026.

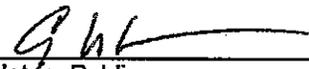
RBK, LLC

BY: 
Richard L. Kudrna
Manager

STATE OF NEBRASKA

COUNTY OF ~~Nebraska~~ Lancaster

Signed and sworn to before me the 14th of January, 2026, by Richard L. Kudrna, the Manager of RBK, LLC, on behalf of the Limited Liability Company.


Notary Public

Affix stamp/seal:

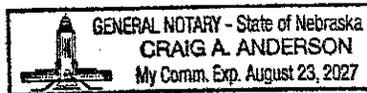


EXHIBIT "A"

A tract of land located in the South one-half (S1/2) of Section 9, in the Southwest Quarter of Section 10, in the Northwest Quarter of Section 15 and in the North one-half (N1/2) of Section 16, all in Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows:

Beginning at the Southwest corner of said Section 9 and this being the Point of Beginning; thence North 00°29'20" East (assumed bearing) on the West line of the Southwest Quarter of said Section 9, a distance of 595.51 feet to the present day centerline of the Republican River; thence along said centerline of the present day Republican River the following: North 83°03'49" East, a distance of 269.81 feet; thence North 85°42'03" East, a distance of 317.24 feet; thence South 88°37'38" East, a distance of 330.69 feet; thence South 86°23'10" East, a distance of 368.83 feet; thence North 84°47'53" East, a distance of 326.65 feet; thence South 65°41'38" East, a distance of 370.61 feet; thence South 61°29'29" East, a distance of 307.29 feet; thence South 80°55'38" East, a distance of 526.93 feet; thence North 88°43'46" East, a distance of 397.61 feet; thence South 89°06'46" East, a distance of 419.39 feet; thence North 73°37'25" East, a distance of 373.84 feet; thence North 68°46'55" East, a distance of 718.49 feet; thence North 78°44'42" East, a distance of 424.19 feet; thence North 70°44'10" East, a distance of 244.70 feet; thence North 84°50'53" East, a distance of 229.64 feet; thence North 58°35'07" East, a distance of 414.76 feet; thence North 49°53'58" East, a distance of 421.07 feet; thence North 52°19'40" East, a distance of 692.77 feet; thence North 60°18'57" East, a distance of 755.47 feet; thence leaving said centerline of the present day Republican River South 00°07'40" East, a distance of 2145.88 feet; thence South 00°21'13" East, a distance of 1356.00 feet to the centerline of a public road; thence along said centerline of a public road the following: South 76°36'50" West, a distance of 330.26 feet; thence South 80°37'19" West, a distance of 294.83 feet; thence South 85°22'49" West, a distance of 345.90 feet; thence North 86°57'45" West, a distance of 496.78 feet; thence North 87°20'59" West a distance of 445.89 feet; thence North 60°26'32" West, a distance of 444.14 feet; thence North 77°41'36" West, a distance of 1127.22 feet; thence North 70°02'08" West, a distance of 627.25 feet; thence North 77°38'35" West, a distance of 158.14 feet; thence North 86°02'43" West, a distance of 782.31 feet; thence North 84°09'56" West, a distance of 386.04 feet; thence North 75°21'54" West, a distance of 434.57 feet; thence North 84°09'41" West, a distance of 164.76 feet; thence North 87°27'50" West, a distance of 845.97 feet; thence North 81°46'29" West, a distance of 272.85 feet; thence North 84°24'05" West, a distance of 178.02 feet; thence South 85°52'02" West, a distance of 118.57 feet; thence South 80°04'05" West, a distance of 63.46 feet to the West line of the Northwest Quarter of said Section 16; thence North 00°28'36" West on said West line of the Northwest Quarter of Section 16; a distance of 501.00 feet to the Point of Beginning, subject to county road right of way

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2026	185	1/15/2026	Base: 91-0002	Affiliated:	Unified:						
Location ID	Sale Number	Useability & Code #		Parcel Number								
001814000	17	1		GeoCde	Twn	Rng	Sec1	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491	1	11	15	2	00000	1	000	7885
Land	Improvements	Total		Date of Sale Property Classification Code								
266,835	126,820	393,655		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	27.820	43,805					
	1A				1G							
	2A1				2G1	2.010	3,035					
	2A				2G	3.660	5,525					
	3A1				3G1	0.700	1,015					
	3A				3G							
	4A1				4G1							
	4A				4G	23.060	11,530					
DRYLAND	1D1			Shelterbelt/Timber								
	1D			Accretion								
	2D1			Waste								
	2D			Other								
	3D1			AG LAND TOTAL		57.250	64,910					
	3D			Roads		2.000						
	4D1			Farm Sites		1.000	13,840					
	4D			Home Sites								
				Recreation								
	Dwellings			Other								
	Outbuildings		126,820	Non-AG TOTAL		3.000	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

• 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>15</u> Yr. <u>2026</u>	4 Date of Deed Mo. <u>1</u> Day <u>14</u> Yr. <u>2026</u>
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 na		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kelliher Farms, Inc. Street or Other Mailing Address 9460 N Ave. City Kearney State NE Zip Code 68847 Phone Number 308-233-7648 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 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"/> Corrective	<input type="checkbox"/> Cemetery	<input type="checkbox"/> Conservator	<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"/> Warranty	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Trust/Trustee	<input type="checkbox"/> Other _____
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9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
 Buyer Seller No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Gift	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death	<input type="checkbox"/> Trustee to Beneficiary	<input type="checkbox"/> Other (Explain) _____
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11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

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

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?
\$254,259.00

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 **Big Iron Realty** 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
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 **59.12 +/-**

22 Total purchase price, including any liabilities assumed	22 \$ 254,259.00
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)	\$ 254,259.00
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 **Timothy C. Kelliher, President of Kelliher Farms, Inc.** 308-233-7648
Phone Number
 Print or Type Name of Grantee or Authorized Representative
1/15/2026
Date
 Signature of Grantee or Authorized Representative Grantee
Title

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>1</u> Day <u>16</u> Yr. <u>2026</u>	29 Value of Stamp or Exempt Number \$ 591.60	30 Recording Data BK2026 Pg 185

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

Exhibit A

A tract of land located in Northwest Quarter (NW1/4) of Section Fifteen (15), Township One (1) North Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Beginning at the Southwest corner of the Northwest Quarter (West ¼ corner) of said Section 15; thence South 89°21'30" East (assumed bearing) on the South line of said Northwest Quarter, a distance of 2625.58 feet to the Southeast corner of said Northwest Quarter (Center ¼ corner); thence North 00°21'09" West on the East line of said Northwest Quarter, a distance of 1081.43 feet; thence North 89°20'58" West, a distance of 589.55 feet; thence North 00°21'12" West, a distance of 178.00 feet to the centerline of a public road; thence along said centerline of a public road the following; South 76°36'50" West, a distance of 330.26 feet; thence South 80°37'19" West, a distance of 294.83 feet; thence South 85°22'49" West, a distance of 345.90 feet; thence North 86°57'45" West, a distance of 496.78 feet; thence South 05°26'32" West, a distance of 161.06 feet; thence South 16°37'20" West, a distance of 185.91 feet; thence South 36°46'51" West, a distance of 511.90 feet; thence South 28°55'36" West, a distance of 413.81 feet to the Point of Beginning, subject to county road right of way

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 01/16/26
\$ 591.60 By AS

Bk 2026, Pg 185

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 16 day of January A.D., 2026, at 12:57 o'clock PM. Recorded in Book 2026 on Pages 185-186

Abbey 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

RBK, 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

Kelliher Farms, Inc., a Nebraska Corporation

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

A tract of land located in Northwest Quarter (NW1/4) of Section Fifteen (15), Township One (1) North Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Beginning at the Southwest corner of the Northwest Quarter (West ¼ corner) of said Section 15; thence South 89°21'30" East (assumed bearing) on the South line of said Northwest Quarter, a distance of 2625.58 feet to the Southeast corner of said Northwest Quarter (Center ¼ corner); thence North 00°21'09" West on the East line of said Northwest Quarter, a distance of 1081.43 feet; thence North 89°20'58" West, a distance of 589.55 feet; thence North 00°21'12" West, a distance of 178.00 feet to the centerline of a public road; thence along said centerline of a public road the following; South 76°36'50" West, a distance of 330.26 feet; thence South 80°37'19" West, a distance of 294.83 feet; thence South 85°22'49" West, a distance of 345.90 feet; thence North 86°57'45" West, a distance of 496.78 feet; thence South 05°26'32" West, a distance of 161.06 feet; thence South 16°37'20" West, a distance of 185.91 feet; thence South 36°46'51" West, a distance of 511.90 feet; thence South 28°55'36" West, a distance of 413.81 feet to the Point of Beginning, subject to county road right of way

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

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

Executed this 14th day of January, 2026.

RBK, LLC

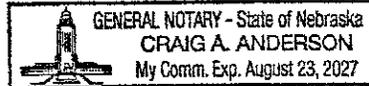
BY: Richard L. Kudrna
Richard L. Kudrna
Manager

STATE OF NEBRASKA

COUNTY OF Nebraska Lancaster

Signed and sworn to before me the 14th of January, 2026, by Richard L. Kudrna, the Manager of RBK, LLC, on behalf of the Limited Liability Company.

CRAIG A. ANDERSON
Notary Public



Affix stamp/seal:

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.

18

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 09 Yr. 2025		4 Date of Deed Mo. 12 Day 09 Yr. 2025	
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		Zip Code		City	
						State NE	
Phone Number		City Lincoln		Zip Code 68509		Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address N/A		Phone Number 402-471-4567		Is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Email Address N/A	

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

(A) Status	(B) Property Type		(C)
<input checked="" type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> State Assessed
<input type="checkbox"/> IOLL	<input checked="" 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"/> 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 checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
<input type="checkbox"/> Other (Explain)				

11 Was ownership transferred in full? (If No, explain the division.)
 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?
100.00

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

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

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

18 Address of Property
N/A

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

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed.....	22	\$	100.00
23 Was non-real property included in the purchase? <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	\$	100.00

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

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

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

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

sign here	Print or Type Name of Grantee or Authorized Representative Sarah Talbert	402-479-4461 Phone Number
	Signature of Grantee or Authorized Representative <i>Sarah Talbert</i>	ROW Project Manager Title
		1/16/2026 Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 1 Day 20 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt #2	30 Recording Data BK 2026 Pg 196

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

Exhibit A
To Form 521 - Real Estate Transfer Statement

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

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

Phone No.: (970) 590-7140

Field No. 20: Legal Description

ROW1 - A TRACT OF LAND DESCRIBED AS THE WEST 4.57 FEET OF THE SOUTH 24.5 FEET OF LOT 10, BLOCK 4, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 111.97 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: 01/20/26
\$ Ex002 By AS

Bk 2026, Pg 196

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 20 day
of January A.D., 2026, at 10:41
o'clock AM. Recorded in Book 2026
on Pages 196-199

Abbey Dainig 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: 2

KNOW ALL PERSONS BY THESE PRESENTS:

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

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

A TRACT OF LAND DESCRIBED AS THE WEST 4.57 FEET OF THE SOUTH 24.5 FEET OF LOT 10,
BLOCK 4, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 111.97
SQUARE FEET, MORE OR LESS

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

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 2

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: 2

Duly executed this 09 day of December, A.D. 2025

Van Beber Properties, LLC,
a Colorado limited liability company

by

Charles R Van Beber

CHARLES R. VAN BEBER
Print name and Title of Authorized Agent

STATE OF MASSACHUSETTS)
COUNTY OF BARNSTABLE) ss.

The foregoing instrument was acknowledged before me this 9th day of DECEMBER,
A.D., 2025, by CHARLES R VAN BEBER, Agent,
(Print Name of Individual who appeared before Notary) (Title of officer or agent)

on behalf of Van Beber Properties, LLC, a Colorado limited liability company,

Jason M Mitchell
Notary Public
JASON M MITCHELL



JASON M. MITCHELL
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
January 29, 2032

AFFIDAVIT of Authority

NEBRASKA
DEPARTMENT OF TRANSPORTATION

Project Name: In Red Cloud	Project #: 281-1(117)	Control #: 42619
Contract Name: Van Beber Properties, LLC, a Colorado limited liability company	Type: Tract Owner	Tract #: 2

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

1 I am the owner for VanBeber Properties 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 09 day of December, 20 25

Charles R Van Beber
Signature of

CHARLES R. VANBEBER
Print Name

State of MASSACHUSETTS)
 County of BARSTABLE) SS

Subscribed and sworn before me this 9th day of DECEMBER, 20 25

Jason M Mitchell
Signature of Notary Public
 JASON M MITCHELL



JASON M. MITCHELL
 NOTARY PUBLIC
 Commonwealth of Massachusetts
 My Commission Expires
 January 29, 2032

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	200	11/25/2025	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000102400		19		4 11		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10005		003	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
2,260		27,715		29,975		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. : 4						
Construction Date:				Construction Date :				Construction Date : 1900						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. : 1,092						
Building Cost New:				Cost :				Cost : 84,250						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 406 Other1: 353 Other2: 384						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class: 4						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input checked="" type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
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: 20				
(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 checked="" 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.

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

1 County Name Webster - 91		2 County Number 91		3 Date of Sale/Transfer Mo. 11 Day 25 Yr. 2025		4 Date of Deed Mo. 11 Day 25 Yr. 2025	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) 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 Lincoln State NE Zip Code 68509 Phone Number 402-471-4567 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address N/A			

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

(A) Status	(B) Property Type		(C)
<input checked="" type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing
<input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	<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"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty	
<input type="checkbox"/> Death Certificate - Transfer on Death					

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

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?
430.00

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

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed.	22 \$	430.00
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 \$	430.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 2		

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

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

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

sign here

Sarah Talbert
Print or Type Name of Grantee or Authorized Representative

Sarah Talbert
Signature of Grantee or Authorized Representative

ROW Project Manager
Title

402-479-4461
Phone Number

1/16/2026
Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 1 Day 20 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt # 2	30 Recording Data BK2026 Pg 200

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

PG Kohmetscher Farm, LLC, a Nebraska Limited Liability Company ;
2040 Highway 4
Blue Hill, NE 68930-7438

Phone No.: (402) 756-4151

Field No. 20: Legal Description

ROW1 - A TRACT OF LAND LOCATED IN LOTS 8, 9, 10, 11, AND 12, BLOCK 3, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE N88°54'31"E ON AN ASSUMED BEARING AND ALL BEARINGS CONTAINED HEREIN ARE RELATIVE THERETO A DISTANCE OF 5.82 FEET ALONG THE SOUTH LINE OF SAID LOT 12 TO THE POINT OF BEGINNING; THENCE N00°59'11"W A DISTANCE OF 38.36 FEET; THENCE N55°32'39"W A DISTANCE OF 0.47 FEET; THENCE N01°16'55"W A DISTANCE OF 30.71 FEET; THENCE N86°20'45"E A DISTANCE OF 0.54 FEET; THENCE N00°59'11"W A DISTANCE OF 55.63 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 8; THENCE S88°54'31"W A DISTANCE OF 5.82 FEET ALONG SAID LINE; THENCE S00°59'10"E A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING CONTAINING 712.65 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: 01/20/26
\$ Ex002 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 20 day of January A.D., 2026, at 10:42 o'clock AM. Recorded in Book 2026 on Pages 200-203

Albuquerque

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: 9

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: PG Kohmetscher Farm, LLC, a Nebraska Limited Liability Company

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

A TRACT OF LAND LOCATED IN LOTS 8, 9, 10, 11, AND 12, BLOCK 3, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE N88°54'31"E ON AN ASSUMED BEARING AND ALL BEARINGS CONTAINED HEREIN ARE RELATIVE THERETO A DISTANCE OF 5.82 FEET ALONG THE SOUTH LINE OF SAID LOT 12 TO THE POINT OF BEGINNING; THENCE N00°59'11"W A DISTANCE OF 38.36 FEET; THENCE N55°32'39"W A DISTANCE OF 0.47 FEET; THENCE N01°16'55"W A DISTANCE OF 30.71 FEET; THENCE N86°20'45"E A DISTANCE OF 0.54 FEET; THENCE N00°59'11"W A DISTANCE OF 55.63 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 8; THENCE S88°54'31"W A DISTANCE OF 5.82 FEET ALONG SAID LINE; THENCE S00°59'10"E A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING CONTAINING 712.65 SQUARE FEET, MORE OR LESS.

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 9

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: 9

Duly executed this 25 day of December, A.D. 2025.
November GK

PG Kohmetscher Farm, LLC,
a Nebraska Limited Liability Company

by


Gary Kohmetscher, member
Print name and Title of Authorized Agent

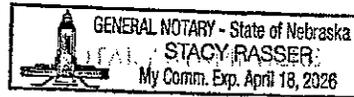
STATE OF NEBRASKA)
COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me this 25 day of November,
A.D., 2025, by Gary Kohmetscher, member,
(Print Name of Individual who appeared before Notary) (Title of officer or agent)

on behalf of PG Kohmetscher Farm, LLC, a Nebraska Limited Liability Company,



Notary Public



AFFIDAVIT of Authority

NEBRASKA
DEPARTMENT OF TRANSPORTATION

Project Name: In Red Cloud	Project #: 281-1(117)	Control #: 42619
Contract Name: PG Kohmetscher Farm, LLC, a Nebraska Limited Liability Company	Type: Tract Owner	Tract #: 9

I, Gary Kohmetscher, 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 PG Kohmetscher Farm, 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)

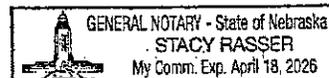
Dated this 25 day of November, 2025

[Signature]
 Signature of
Gary Kohmetscher
 Print Name

State of NEBRASKA)
) ss
 County of WABASH)

Subscribed and sworn before me this 25 day of November, 2025

[Signature]
 Signature of Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2026	204	12/3/2025	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000102200	20	4	11	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10005		003	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,085	74,925	76,010		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 : 1893				Construction Date :				
Floor:				Floor Sq. Ft. : 1,532				Floor Sq. Ft. :				
Building Cost New:				Cost : 204,705				Cost :				
Single Family Style: 104				Residential Condition: 30				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 checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input checked="" 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 20

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 03 Yr. 2025		4 Date of Deed Mo. 12 Day 03 Yr. 2025	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit A Street or Other Mailing Address City _____ State _____ Zip Code _____				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 Lincoln State NE Zip Code 68509			
Phone Number N/A		Phone Number 402-471-4567		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
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 checked="" type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Mobile Home <input type="checkbox"/> State Assessed <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"/> Quill 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 checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Other (Explain) _____
			<input type="checkbox"/> Satisfaction of Contract	

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?
180.00

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 \$ 180.00
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 \$ 180.00

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

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

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

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

sign here	Sarah Talbert Print or Type Name of Grantee or Authorized Representative	402-479-4461 Phone Number
	<i>Sarah Talbert</i> Signature of Grantee or Authorized Representative	ROW Project Manager Title

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 1 Day 20 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt #2	30 Recording Data BK2026 Pg 204

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

Top Tier Properties, LLC, a Nebraska limited liability company ;
9615 Stonily Lane
Las Vegas, NV 89178-8282

Phone No.: (402) 746-0328

Field No. 20: Legal Description

ROW1 - A TRACT OF LAND DESCRIBED AS THE WEST 5.82 FEET OF LOTS 6 AND 7, BLOCK 3, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 291.00 SQUARE FEET, MORE OR LESS.

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 01/20/26
\$ Ex002 By AS

Bk 2026, Pg 204

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of January A.D., 2026, at 10:42 o'clock AM. Recorded in Book 2026 on Pages 204-207

Abbey Laing

County Clerk

Fee: \$28.00 By: AS Deputy
Electronically Recorded

FOR REGISTER OF DEEDS USE ONLY

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

WARRANTY DEED

PROJECT NO.: 201-1(117)

C.N.: 42619

TRACT: 10

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: Top Tier Properties, LLC, a Nebraska limited liability company

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

A TRACT OF LAND DESCRIBED AS THE WEST 5.82 FEET OF LOTS 6 AND 7, BLOCK 3, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 291.00 SQUARE FEET, MORE OR LESS.

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

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

WARRANTY DEED

PROJECT NO.: 291-1(117)

C.N.: 42619

TRACT: 10

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: 10

Duly executed this 3 day of December, A.D. 2025.

Top Tier Properties, LLC,
a Nebraska limited liability company

by

Lisa M. Martinez Whitmer

LISA MARTINEZ WHITMER, Agent
Print name and Title of Authorized Agent

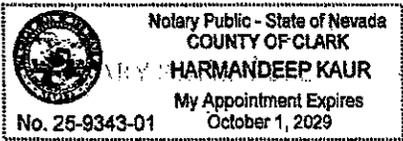
STATE OF Nevada)
COUNTY OF Clark) ss.

The foregoing instrument was acknowledged before me this 03 day of Dec,
A.D., 20 25, by Lisa M Martinez Whitmer, agent,
(Print Name of Individual who appeared before Notary) (Title of officer or agent)

on behalf of Top Tier Properties, LLC, a Nebraska limited liability company,

[Signature]

Notary Public



AFFIDAVIT of Authority

NEBRASKA
DEPARTMENT OF TRANSPORTATION

Project Name: In Red Cloud	Project #: 281-1(117)	Control #: 42619
Contract Name: Top Tier Properties, LLC, a Nebraska limited liability company	Type: Tract Owner	Tract #: 10

1. Lisa Martinez Whitmer, 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 agent for Top Tier Properties,
(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)

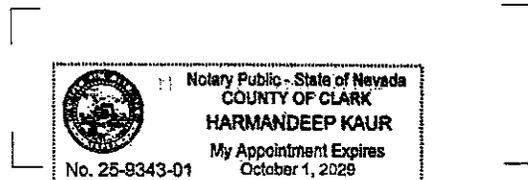
Dated this 3 day of December, 2025

Lisa Martinez Whitmer
Signature of
LISA MARTINEZ WHITMER
Print Name

State of Nevada)
 County of Clark) ss

Subscribed and sworn before me this 03 day of Dec, 2025

[Signature]
Signature of Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2026	208	12/9/2025	Base: 91-0002		Affiliated:		Unified:					
Location ID	Sale Number	Useability & Code #		Parcel Number									
000132500	21	4	11	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4371			00	0	10020		020	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
3,285	51,485	54,770		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 : 1890				Construction Date :					
Floor:				Floor Sq. Ft. : 950				Floor Sq. Ft. :					
Building Cost New:				Cost : 125,195				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: 20				(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 checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
WD; BUILD NEW ROAD													
Comments from						Comments:							
000132500 000132600													
(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 91	3 Date of Sale/Transfer Mo. 12 Day 09 Yr. 2025	4 Date of Deed Mo. 12 Day 09 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit A Street or Other Mailing Address City State Zip Code Phone Number Email Address N/A		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) State of Nebraska Department of Transportation Street or Other Mailing Address PO Box 94759 City Lincoln State NE Zip Code 68509 Phone Number 402-471-4567 Email Address N/A	
		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> 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 checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain)

11 Was ownership transferred in full? (If No, explain the division.)
 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?
240.00

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

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed.....	22 \$	240.00
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 \$	240.00

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

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

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

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

sign here	Print or Type Name of Grantee or Authorized Representative Sarah Talbert	402-479-4461 Phone Number
	Signature of Grantee or Authorized Representative <i>Sarah Talbert</i>	ROW Project Manager Title
		1/16/2026 Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 1 Day 20 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt # 2	30 Recording Data BK2026, pg 20B

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

Myron Nichols ;
1021 N Webster Street
Red Cloud, NE 68970-2129

Phone No.: (402) 746-3213

Field No. 20: Legal Description

ROW1 - A TRACT OF LAND DESCRIBED AS THE EAST 3.20 FEET OF LOT 6, 7, 8, 9, AND 10, BLOCK 20, SMITH AND MOORE'S ADDITION TO RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 399.51 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: 01/20/26
\$ Ex002 By AS

Bk 2026, Pg 208

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 20 day
of January A.D., 2026, at 10:43
o'clock AM. Recorded in Book 2026
on Pages 208-210

Abbeyling

County Clerk

Fee: \$22.00 By: AS Deputy
Electronically Recorded

FOR REGISTER OF DEEDS USE ONLY

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 27

KNOW ALL PERSONS BY THESE PRESENTS:

THAT : Myron Nichols

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

A TRACT OF LAND DESCRIBED AS THE EAST 3.20 FEET OF LOT 6, 7, 8, 9, AND 10, BLOCK 20, SMITH AND MOORE'S ADDITION TO RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 399.51 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: 27

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: 27

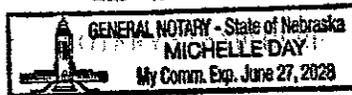
Duly executed this 9 day of 12, A.D. 20 25.

Myron Nichols
Myron Nichols

STATE OF Nebraska)
COUNTY OF Webster)ss.

The foregoing instrument was acknowledged before me this this 9th day of December,
A.D., 20 25, by Myron Nichols.

Michelle Day
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	211	12/9/2025	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000129000		22		4 11		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		015	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,315		43,535		44,850		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 : 1900				Construction Date :						
Floor:				Floor Sq. Ft. : 868				Floor Sq. Ft. :						
Building Cost New:				Cost : 119,450				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: 20				(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 checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
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

22

• 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 09 Yr. 2025	4 Date of Deed Mo. 12 Day 09 Yr. 2025
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	Zip Code	City Lincoln
			State NE
			Zip Code 68509
Phone Number	Phone Number 402-471-4567	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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 checked="" type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> 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"/> 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 **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?
100.00

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

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

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

18 Address of Property
N/A

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

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed.....	22 \$	100.00
23 Was non-real property included in the purchase? <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 \$	100.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 2		

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

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

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

sign here

Print or Type Name of Grantee or Authorized Representative Sarah Talbert	402-479-4461 Phone Number
Signature of Grantee or Authorized Representative <i>Sarah Talbert</i>	ROW Project Manager Title
	1/16/2026 Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 1 Day 20 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt #2	30 Recording Data BK2026 Pg 211

Exhibit A
To Form 521 - Real Estate Transfer Statement

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

Marlene Dreessen ;
941 N Webster Street Red Cloud
Red Cloud, NE 68970-2127

Phone No.: (402) 746-0231

Field No. 20: Legal Description

ROW1 - A TRACT OF LAND DESCRIBED AS THE EAST 3.20 FEET OF LOTS 1 AND 2, BLOCK 15, SMITH AND MOORE'S ADDITION TO RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 159.74 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: 01/20/26
\$ Ex002 By AS

Bk 2026, Pg 211

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of January A.D., 2026, at 10:44 o'clock AM. Recorded in Book 2026 on Pages 211-214

Abigail King County Clerk

Fee: \$28.00 By: AS Deputy
Electronically Recorded

FOR REGISTER OF DEEDS USE ONLY

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 29

KNOW ALL PERSONS BY THESE PRESENTS:

THAT : **Marlene Dreesen**

NOW known as Marlene Baker *cut* *MB* *ML*

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

A TRACT OF LAND DESCRIBED AS THE EAST 3.20 FEET OF LOTS 1 AND 2, BLOCK 15, SMITH AND MOORE'S ADDITION TO RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 159.74 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: 29

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: 29

Duly executed this 9th day of December, A.D. 2025.

Marlene Baker

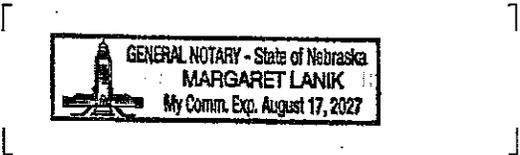
Marlene Dreesen

NOW KNOWN AS Marlene Baker
Formally known as Marlene Dreesen

STATE OF Nebraska)
COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me this this 9th day of December,
A.D., 2025, by Marlene Dreesen, NOW KNOWN AS Marlene Baker

Margaret Lanik
Notary Public



WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 29

Duly executed this 9th day of December, A.D. 2025.

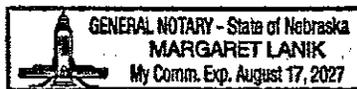
Clinton W Baker
Spouse of Marlene Dreesen

Clinton W Baker
Print Name of spouse

STATE OF Nebraska)
COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me this this 9 day of December,
A.D., 2025, by Clinton W Baker
(Print Name of Individual who appeared before Notary)

Margaret Lank
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2026	215	12/9/2025	Base: 91-0002	Affiliated:		Unified:					
Location ID	Sale Number	Useability & Code #		Parcel Number								
000129200	23	4	11	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		015	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,970	17,495	19,465		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 : 1890				Construction Date :				
Floor:				Floor Sq. Ft. : 672				Floor Sq. Ft. :				
Building Cost New:				Cost : 124,075				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 ²³

• 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 09 Yr. 2025		4 Date of Dead Mo. 12 Day 09 Yr. 2025	
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		Zip Code		City Lincoln	
State NE		Zip Code 68509		Phone Number 402-471-4567		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <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 checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input checked="" 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"/> 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 checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
<input type="checkbox"/> Other (Explain) _____				

11 Was ownership transferred in full? (If No, explain the division.)
 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?
150.00

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

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

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

18 Address of Property
N/A

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Nebraska 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	\$	150.00
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	\$	150.00

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

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

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

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

sign here

Sarah Talbert 402-479-4461
Print or Type Name of Grantee or Authorized Representative Phone Number

Sarah Talbert ROW Project Manager 1/16/2026
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. 1 Day 20 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt # 2	30 Recording Data BK2026, Pg 215	

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

Matthew O'Connor, a single person ;
915 N Webster Street
Red Cloud, NE 68970-2127

Phone No.: (303) 710-6927

Field No. 20: Legal Description

ROW1 - A TRACT OF LAND DESCRIBED AS THE EAST 3.19 FEET OF LOTS 7, 8, AND 9,
BLOCK 15; SMITH AND MOORE'S ADDITION TO RED CLOUD, WEBSTER COUNTY,
NEBRASKA CONTAINING 239.54 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: 01/20/26
\$ Ex002 By AS

Bk 2026, Pg 215

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of January A.D., 2026, at 10:44 o'clock AM. Recorded in Book 2026 on Pages 215-217

Albuquerque

County Clerk

Fee: \$22.00 By: AS Deputy
Electronically Recorded

FOR REGISTER OF DEEDS USE ONLY

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 31

KNOW ALL PERSONS BY THESE PRESENTS:

THAT : Matthew O'Connor, a single person

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

A TRACT OF LAND DESCRIBED AS THE EAST 3.19 FEET OF LOTS 7, 8, AND 9, BLOCK 15, SMITH AND MOORE'S ADDITION TO RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 239.54 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: 31

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

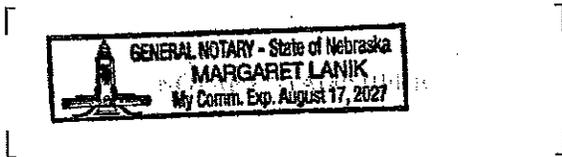
TRACT: 31

Duly executed this 9 day of December, A.D. 20 25

Matthew O'Connor

STATE OF Nebraska)
COUNTY OF Webster)ss.

The foregoing instrument was acknowledged before me this this 9th day of December,
A.D., 20 25, by Matthew O'Connor.

Notary Public

Real Estate Transfer Statement

24

•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 09 Yr. 2025		4 Date of Deed Mo. 12 Day 09 Yr. 2025	
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		Zip Code		City Lincoln	
		NE		84509			
Phone Number N/A				Phone Number 402-471-4567		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
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"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<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"/> TOLL	<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 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?
120.00

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	\$	120.00
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	\$	120.00

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

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

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

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

sign here

Sarah Talbert Print or Type Name of Grantor or Authorized Representative	402-479-4461 Phone Number
<i>Sarah Talbert</i> Signature of Grantor or Authorized Representative	1/16/2026 Date
ROW Project Manager Title	

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 1 Day 20 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt #2	30 Recording Data BR2026 Pg 218

Exhibit A
To Form 521 - Real Estate Transfer Statement

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

Red Cloud Community Schools, District #2 ;
334 N Cherry Street
Red Cloud, NE 68970-2246

Phone No.: (402) 746-3413

Field No. 20: Legal Description

ROW1 - A TRACT OF LAND DESCRIBED AS THE EAST 2.19 FEET OF LOTS 1 AND 2, BLOCK 9, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 197.19 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: 01/20/26
\$ Ex002 By AS

Bk 2026, Pg 218

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of January A.D., 2026, at 10:45 o'clock AM. Recorded in Book 2026 on Pages 218-221

Allyssa King

County Clerk

Fee: \$28.00 By: AS Deputy
Electronically Recorded

FOR REGISTER OF DEEDS USE ONLY

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 36

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: Red Cloud Community Schools, District #2

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

A TRACT OF LAND DESCRIBED AS THE EAST 2.19 FEET OF LOTS 1 AND 2, BLOCK 9, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 197.19 SQUARE FEET, MORE OR LESS.

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

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 36

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

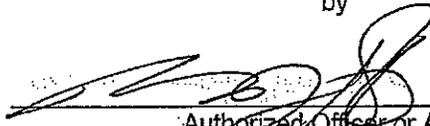
PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 36

Duly executed this 9 day of Dec, A.D. 20 25

Red Cloud Community Schools, District #2
by


Authorized Officer or Agent

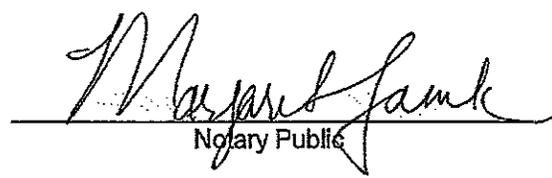
Brian Hof, Supt.
Print name of Authorized Officer or Agent and Title

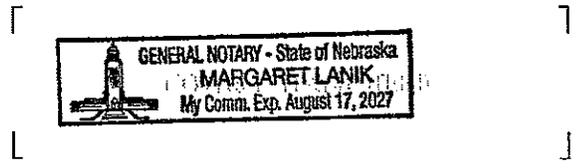
STATE OF Nebraska
COUNTY OF Webster ss.

The foregoing instrument was acknowledged before me this 9th day of December

A.D., 2025, by Brian Hof, Superintendent
(Printed Name of Individual who appeared before Notary) (Title of officer or agent)

Of Red Cloud Community Schools, District #2 on behalf of the corporation.
(Name of Corporation)


Notary Public



AFFIDAVIT of Authority

NEBRASKA
DEPARTMENT OF TRANSPORTATION

Project Name: In Red Cloud	Project #: 281-1(117)	Control #: 42619
Contract Name: Red Cloud Community Schools, District #2	Type: Tract Owner	Tract #: 36

I, Brian Hof, 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 Superintendent for Red Cloud Comm. Schools,
(Title of office holder) (Name of Organization)
 organized in accordance with the laws of the State of Nebraska and lawfully operating in Nebraska;

AND ...

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

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

OR ...

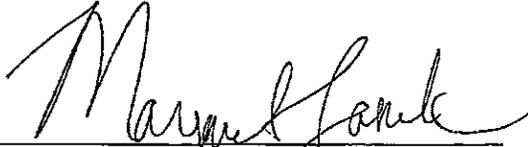
The Resolution of the _____ dated _____,
(Corporate Board or Corporate Membership)

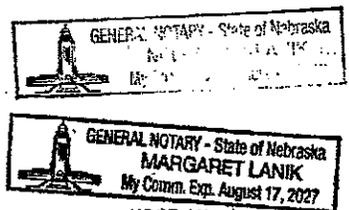
Dated this 9 day of Dec, 2025


Signature of
Brian Hof
Print Name

State of Nebraska }
 County of Webster } ss

Subscribed and sworn before me this 9 day of December, 2025


Signature of Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	222	12/9/2025	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000110501		25		4 11		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10005		008	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
11,390		1,437,590		1,448,980		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 11	C) 7	D) 1	E) 6	F) 5					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. : 5						
Construction Date:				Construction Date :				Construction Date : 1920						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. : 10,944						
Building Cost New:				Cost :				Cost : 1,976,485						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 484 Other1: 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

25

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 09 Yr. 2025		4 Date of Deed Mo. 12 Day 09 Yr. 2025	
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		Zip Code		City Lincoln	
						State NE	
						Zip Code 68509	
Phone Number				Phone Number 402-471-4567		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
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 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 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 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 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"/> 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 **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?
650.00

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**

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed.....	22	\$	650.00
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	\$	650.00
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) <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

Print or Type Name of Grantee or Authorized Representative Sarah Talbert	402-479-4461 Phone Number
Signature of Grantee or Authorized Representative <i>Sarah Talbert</i>	1/16/2026 Date
ROW Project Manager Title	

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 1 Day 20 Yr. 2026	29 Value of Stamp or Exempt Number \$ Exempt # 2	30 Recording Data BK2026 Pg 222

Exhibit A
To Form 521 - Real Estate Transfer Statement

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

School District No. Two (2) ;
334 N Cherry Street
Red Cloud, NE 68970-2246

Phone No.: (402) 746-3413

Field No. 20: Legal Description

ROW1 - A TRACT OF LAND LOCATED IN ALL OF BLOCK 8, RED CLOUD, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF BLOCK 8; THENCE S88°54'31"W ON AN ASSUMED BEARING AND ALL BEARINGS CONTAINED HEREIN ARE RELATIVE THERETO A DISTANCE OF 3.19 FEET ALONG THE NORTH LINE OF SAID BLOCK 8; THENCE S00°59'11"E A DISTANCE OF 269.30 FEET; THENCE S12°08'52"W A DISTANCE OF 31.54 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 8; THENCE N88°54'31"E A DISTANCE OF 10.36 FEET ALONG THE SOUTH LINE OF SAID BLOCK 8; THENCE N00°59'10"W A DISTANCE OF 300.00 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 8 TO THE POINT OF BEGINNING CONTAINING 1066.83 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: 01/20/26
\$ Ex002 By AS

Bk 2026, Pg 222

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of January A.D., 2026, at 10:46 o'clock AM. Recorded in Book 2026 on Pages 222-225

Abbeyling

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: 37

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: School District No. Two (2)

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 ALL OF BLOCK 8, RED CLOUD, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 8; THENCE S88°54'31"W ON AN ASSUMED BEARING AND ALL BEARINGS CONTAINED HEREIN ARE RELATIVE THERETO A DISTANCE OF 3.19 FEET ALONG THE NORTH LINE OF SAID BLOCK 8; THENCE S00°59'11"E A DISTANCE OF 269.30 FEET; THENCE S12°08'52"W A DISTANCE OF 31.54 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 8; THENCE N88°54'31"E A DISTANCE OF 10.36 FEET ALONG THE SOUTH LINE OF SAID BLOCK 8; THENCE N00°59'10"W A DISTANCE OF 300.00 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 8 TO THE POINT OF BEGINNING CONTAINING 1066.82 SQUARE FEET, MORE OR LESS.

SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO ITS SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 37

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

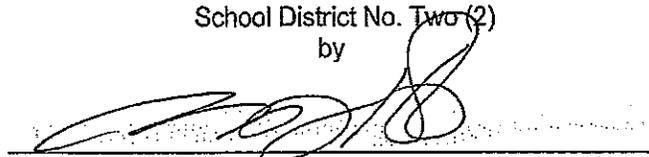
PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 37

Duly executed this 9 day of Dec, A.D. 20 25

School District No. Two (2)
by



Authorized Officer or Agent

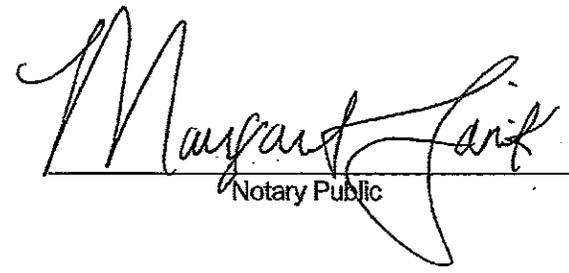
Brian Hof, Supt.
Print name of Authorized Officer or Agent and Title

STATE OF Nebraska
COUNTY OF Webster)ss.

The foregoing instrument was acknowledged before me this 9th day of December

A.D., 20 25, by Brian Hof, Superintendent
(Printed Name of Individual who appeared before Notary) (Title of officer or agent)

Of School District No. Two (2) on behalf of the corporation.
(Name of Corporation)


Notary Public

AFFIDAVIT of Authority

NEBRASKA
DEPARTMENT OF TRANSPORTATION

Project Name: In Red Cloud	Project #: 281-1(117)	Control #: 42619
Contract Name: School District No. Two (2)	Type: Tract Owner	Tract #: 37

I, Brian Hof, 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 Superintendent for Red Cloud Comm. Schools,
 (Title of office holder) (Name of Organization)
 organized in accordance with the laws of the State of Nebraska and lawfully operating in Nebraska;

AND ...

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

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

OR ...

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

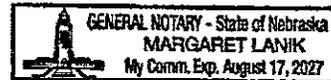
Dated this 9 day of Dec, 2025

x [Signature]
 Signature of
Brian Hof
 Print Name

State of Nebraska)
 County of Webster) ss

Subscribed and sworn before me this 9 day of December, 2025

[Signature]
 Signature of Notary Public



Real Estate Transfer Statement

26

• 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 09 Yr. 2025		4 Date of Deed Mo. 12 Day 09 Yr. 2025	
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	
				Lincoln		NE	
Zip Code		Zip Code		Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
		68509		402-471-4567		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
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 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"/> 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 checked="" 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?
100.00

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

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

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

18 Address of Property
N/A

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Nebraska 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 \$	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)	23 \$	1
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$	100.00

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

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

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

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

sign here

Print or Type Name of Grantee or Authorized Representative Sarah Talbert	402-479-4461 Phone Number
Signature of Grantee or Authorized Representative <i>Sarah Talbert</i>	1/16/2026 Date
ROW Project Manager Title	

28 Date Deed Recorded Mo. 1 Day 20 Yr. 26		29 Value of Stamp or Exempt Number \$ Exempt #2	30 Recording Data BK 2026 Pg 206	For Dept. Use Only
---	--	---	--	--------------------

Exhibit A
To Form 521 - Real Estate Transfer Statement

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

Red Cloud Community Schools, District #2 ;
334 N Cherry Street
Red Cloud, NE 68970-2246

Phone No.: (402) 746-3413

Field No. 20: Legal Description

ROW1 - A TRACT OF LAND DESCRIBED AS THE SOUTH 12.49 FEET AND EAST 10.14 FEET OF LOT 5, BLOCK 7, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 127.03 SQUARE FEET, MORE OR LESS. SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO ITS SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 01/20/26
\$ Ex002 By AS

Bk 2026, Pg 226

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of January A.D., 2026, at 10:47 o'clock AM. Recorded in Book 2026 on Pages 226-229

Abbeyling

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: 38 Rev 1 (8/28/2025)

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: Red Cloud Community Schools, District #2

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

A TRACT OF LAND DESCRIBED AS THE SOUTH 12.49 FEET AND EAST 10.14 FEET OF LOT 5, BLOCK 7, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 127.03 SQUARE FEET, MORE OR LESS.

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

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 38 Rev 1 (8/28/2025)

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: 38 Rev 1 (8/28/2025)

Duly executed this 9 day of Dec, A.D. 2025.

Red Cloud Community Schools, District #2

by

[Handwritten Signature]

Authorized Officer or Agent

Brian Hof, Superintendent

Print name of Authorized Officer or Agent and Title

STATE OF Nebraska

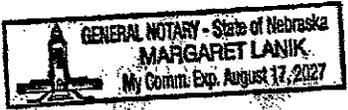
COUNTY OF Webster)ss.

The foregoing instrument was acknowledged before me this 9 day of December

A.D., 2025 by Brian Hof, Superintendent
(Printed Name of Individual who appeared before Notary) (Title of officer or agent)

Of Red Cloud Community Schools, District #2 on behalf of the corporation.
(Name of Corporation)

[Handwritten Signature: Margaret Lanik]
Notary Public



AFFIDAVIT of Authority

NEBRASKA
DEPARTMENT OF TRANSPORTATION

Project Name: In Red Cloud	Project #: 281-1(117)	Control #: 42619
Contract Name: Red Cloud Community Schools, District #2	Type: Tract Owner	Tract #: 38

I, Brian Hof, 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 Superintendent for Red Cloud Comm. Schools,
 (Title of office holder) (Name of Organization)
 organized in accordance with the laws of the State of Nebraska and lawfully operating in Nebraska;

AND ...

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

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

OR ...

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

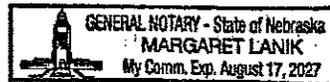
Dated this 9 day of December, 2025

Brian Hof
 Signature of
Brian Hof
 Print Name

State of Nebraska)
 County of Webster) ss

Subscribed and sworn before me this 9 day of December, 2025

Margaret Lanik
 Signature of Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	229	12/9/2025	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000105000		27		4 11		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10005		007	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,315		46,765		48,080		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 : 1900				Construction Date :						
Floor:				Floor Sq. Ft. : 760				Floor Sq. Ft. :						
Building Cost New:				Cost : 128,360				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

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 09 Yr. 2025		4 Date of Deed Mo. 12 Day 09 Yr. 2025	
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		Zip Code		City Lincoln	
						State NE	
						Zip Code 68509	
Phone Number				Phone Number 402-471-4567		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
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 checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input 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 **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?
310.00

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	\$	310.00
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	\$	310.00
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) <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	Print or Type Name of Grantee or Authorized Representative Sarah Talbert	402-479-4461 Phone Number
	Signature of Grantee or Authorized Representative <i>Sarah Talbert</i>	ROW Project Manager Title
		1/16/2026 Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 1 Day 20 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt #2	30 Recording Data BK 2026, pg 229

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

Arnold D. Merrill and Barbara J. Merrill, husband and wife, as joint tenants and not as tenants in common ;
613 N Webster Street
Red Cloud, NE 68970-2423

Phone No.: (402) 746-3675

Field No. 20: Legal Description

ROW1 - A TRACT OF LAND DESCRIBED AS THE EAST 10.17 FEET OF LOTS 9 AND 10, BLOCK 7, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 508.74 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: 01/20/26
\$ Ex002 By AS

Bk 2026, Pg 229

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of January A.D., 2026, at 10:48 o'clock AM. Recorded in Book 2026 on Pages 229-231

Abbey Laing

County Clerk

Fee: \$22.00 By: AS Deputy
Electronically Recorded

FOR REGISTER OF DEEDS USE ONLY

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 40

KNOW ALL PERSONS BY THESE PRESENTS:

THAT : Barbara J. Merrill,

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

A TRACT OF LAND DESCRIBED AS THE EAST 10.17 FEET OF LOTS 9 AND 10, BLOCK 7, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 508.74 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: 40

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

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 40

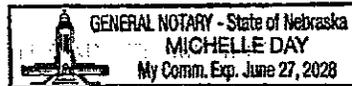
Duly executed this 9 day of December, A.D. 2025.

Barbara Merrill
Barbara J. Merrill

STATE OF Nebraska)
COUNTY OF Webster)ss.

The foregoing instrument was acknowledged before me this 9th day of December,
A.D., 2025, by Barbara J. Merrill.

Michelle Day
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	232	12/11/2025	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000105100		28		4 11		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10005			007	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
1,095		15,555		16,650		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 : 1950						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. : 384						
Building Cost New:				Cost :				Cost : 43,515						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 528 Other1: 406 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: 10				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input checked="" type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
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

28

• 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. <u>12</u> Day <u>11</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>12</u> Day <u>11</u> Yr. <u>2025</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit A 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	Zip Code	City Lincoln
Phone Number	State NE	Zip Code 68509	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?
Email Address N/A	Phone Number 402-471-4567	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<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 type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Nonproducing
<input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Producing
			<input type="checkbox"/> State Assessed
			<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.G. § 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 checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain) _____

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

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

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

<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?
310.00

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**

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed.....	22 \$	310.00
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 \$	310.00

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

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

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

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

sign here

Sarah Talbert 402-479-4461
Printed Name of Grantee or Authorized Representative Phone Number

Sarah Talbert ROW Project Manager 1/16/2026
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>20</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ Exempt #2	30 Recording Data BK 2026 Pg 232

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

Olson Auto Body, LLC, a Nebraska limited liability company ;
845 N Elm Street
Red Cloud, NE 68970-2131

Phone No.: (402) 746-3314

Field No. 20: Legal Description

ROW1 - A TRACT OF LAND DESCRIBED AS THE EAST 10.18 FEET OF LOTS 11 AND 12, BLOCK 7, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 509.10 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: 01/20/26
\$ Ex002 By AS

Bk 2026, Pg 232

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 20 day
of January A.D., 2026, at 10:49
o'clock AM. Recorded in Book 2026
on Pages 232-235

Abbeyling

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: 41

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: Olson Auto Body, LLC, a Nebraska limited liability company

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

A TRACT OF LAND DESCRIBED AS THE EAST 10.18 FEET OF LOTS 11 AND 12, BLOCK 7,
ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 509.10
SQUARE FEET, MORE OR LESS.

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

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 41

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: 41

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

Olson Auto Body, LLC, a Nebraska limited liability company
by

Tyler Olson

Tyler Olson, owner

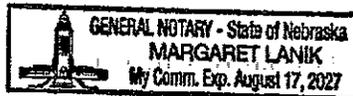
Print name and Title of Authorized Agent

STATE OF Nebraska)
COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me this 11 day of December,
A.D., 2025, by Tyler Olson, owner,
(Print Name of Individual who appeared before Notary) (Title of officer or agent)

on behalf of Olson Auto Body, LLC, a Nebraska limited liability company,

Margaret Lanik
Notary Public



AFFIDAVIT of Authority

NEBRASKA
DEPARTMENT OF TRANSPORTATION

Project Name: In Red Cloud	Project #: 281-1(117)	Control #: 42619
Contract Name: Olson Auto Body, LLC, a Nebraska limited liability company	Type: Tract Owner	Tract #: 41

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

1 I am the owner for Olson Auto Body 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)

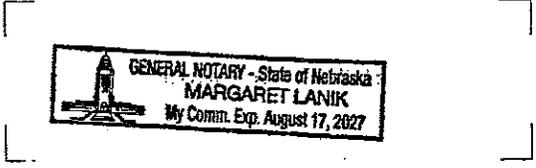
Dated this 11th day of December, 20 25

Tyler L Olson
Signature of
Tyler L Olson
Print Name

State of Nebraska)
 County of Webster) *ss*

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

Margaret Lanik
Signature of Notary Public



Real Estate Transfer Statement

29

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. <u>12</u> Day <u>09</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>12</u> Day <u>09</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
		Lincoln	NE
Phone Number	Zip Code	Phone Number	Zip Code
		402-471-4567	68509
Email Address N/A		Email Address N/A	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

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 type="checkbox"/> Agricultural	
<input type="checkbox"/> IOLL	<input checked="" 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"/> 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?
900.00

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
513 N Webster St Red Cloud, NE 68970-2421

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

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed.....	22	\$	900.00
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	\$	900.00

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

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

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

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

sign here

Sarah Talbert
Print or Type Name of Grantee or Authorized Representative

Sarah Talbert
Signature of Grantee or Authorized Representative

402-479-4461
Phone Number

ROW Project Manager
Title

1/16/2026
Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>1</u> Day <u>20</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ <u>Exempt #2</u>	30 Recording Data <u>BK 2026, Pg. 236</u>

Exhibit A
To Form 521 - Real Estate Transfer Statement

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

Gary E. Olson and Marcia L. Olson, husband and wife, as joint tenants and not as tenants in common ;

50 N Seward Street
Red Cloud, NE 68970-2623

Phone No.: (402) 746-2452

Field No. 20: Legal Description

ROW1 - A TRACT OF LAND DESCRIBED AS THE EAST 10.00 FEET OF LOTS 5, 6, 7, 8, 9, AND 10, BLOCK 6, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 1500.00 SQUARE FEET, MORE OR LESS.

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 01/20/26
\$ Ex002 By AS

Bk 2026, Pg 236

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of January A.D., 2026, at 10:50 o'clock AM. Recorded in Book 2026 on Pages 236-239

Abbey King

County Clerk

Fee: \$28.00 By: AS Deputy
Electronically Recorded

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 43

KNOW ALL PERSONS BY THESE PRESENTS:

THAT : Gary E. Olson and Marcia L. Olson, husband and wife, as joint tenants and not as tenants in common

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

A TRACT OF LAND DESCRIBED AS THE EAST 10.00 FEET OF LOTS 5, 6, 7, 8, 9, AND 10, BLOCK 6, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 1500.00 SQUARE FEET, MORE OR LESS.

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 43

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

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 43

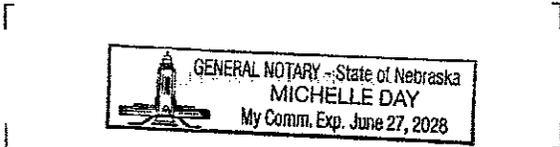
Duly executed this 9 day of December, A.D. 2025.

Gary E. Olson
Gary E. Olson

STATE OF Nebraska)
COUNTY OF Webster)ss.

The foregoing instrument was acknowledged before me this 9th day of December,
A.D., 20 25, by Gary E. Olson.

Michelle Day
Notary Public



WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 43

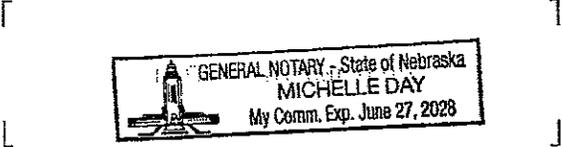
Duly executed this 9th day of December, A.D. 2025.

Marcia L. Olson
Marcia L. Olson

STATE OF Nebraska
COUNTY OF Webster)ss.

The foregoing instrument was acknowledged before me this 9th day of December,
A.D., 2025, by Marcia L. Olson.

Michelle Day
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	240	12/10/2025	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000104400		30		4 11		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10005		006	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
625		105,085		105,710		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 1					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. : 2						
Construction Date:				Construction Date :				Construction Date : 1900						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. : 648						
Building Cost New:				Cost :				Cost : 141,665						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 344 Other1: 471 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

30

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 91		3 Date of Sale/Transfer Mo. 12 Day 10 Yr. 2025		4 Date of Deed Mo. 12 Day 10 Yr. 2025	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit A Street or Other Mailing Address City State Zip Code Phone Number Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) 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 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"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<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 checked="" 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"/> 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?		10 Type of Transfer		11 Was ownership transferred in full? (If No, explain the division.)		12 Was real estate purchased for same use? (If No, state the intended use.)	
<input type="checkbox"/> Buyer	<input type="checkbox"/> Seller	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
			<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
			<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
							<input type="checkbox"/> Other (Explain)

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)			
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Self
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Grandparents and Grandchild
			<input type="checkbox"/> 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? 300.00		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	
18a <input type="checkbox"/> No address assigned	18b <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.....	22 \$	300.00
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 \$	300.00

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

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

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

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

sign here Sarah Talbert
Print or Type Name of Grantee or Authorized Representative
Sarah Talbert
Signature of Grantee or Authorized Representative
ROW Project Manager
Title
402-479-4461
Phone Number
1/16/2026
Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. 1 Day 20 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt #2	30 Recording Data BK2026 Pg 240	

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

2TC, LLC, a Nebraska limited liability company ;
PO Box 69
Minden, NE 68959-0069

Phone No.: (308) 832-1732

Field No. 20: Legal Description

ROW1 - A TRACT OF LAND DESCRIBED AS THE EAST 10.00 FEET OF THE EAST 81 FEET OF LOTS 11 AND 12, BLOCK 6, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 500.00 SQUARE FEET, MORE OR LESS.
SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO ITS SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 01/20/26
\$ Ex002 By AS

Bk 2026, Pg 240

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of January A.D., 2026, at 10:50 o'clock AM. Recorded in Book 2026 on Pages 240-243

Anthony King County Clerk

Fee: \$28.00 By: AS Deputy
Electronically Recorded

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 44

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: **2TC, LLC, a Nebraska limited liability company**

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

A TRACT OF LAND DESCRIBED AS THE EAST 10.00 FEET OF THE EAST 81 FEET OF LOTS 11 AND 12, BLOCK 6, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 500.00 SQUARE FEET, MORE OR LESS.

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

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 44

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: 44

Duly executed this 10th day of DECEMBER, A.D. 2025.

2TC, LLC, a Nebraska limited liability company
by

[Signature]

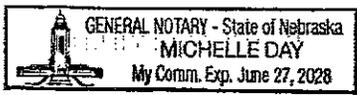
Simon McKenzie, Owner
Print name and Title of Authorized Agent

STATE OF Nebraska)
COUNTY OF Kearney)ss.

The foregoing instrument was acknowledged before me this 10th day of December,
A.D., 2025, by Simon McKenzie, Owner,
(Print Name of Individual who appeared before Notary) (Title of officer or agent)

on behalf of 2TC, LLC, a Nebraska limited liability company,

[Signature]
Notary Public



AFFIDAVIT of Authority

NEBRASKA
DEPARTMENT OF TRANSPORTATION

Project Name: In Red Cloud	Project #: 281-1(117)	Control #: 42619
Contract Name: 2TC, LLC, a Nebraska limited liability company	Type: Tract Owner	Tract #: 44

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

1 I am the OWNER for 2TC, 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 _____,
(Bylaws, Operating Agreement, or Partnership Agreement)

OR ...

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

Dated this 10th day of December, 20 25

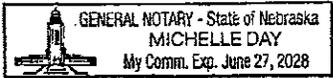
SMK
 Signature of

Simon McKenzie
 Print Name

State of Nebraska)
 County of Kearney) ss

Subscribed and sworn before me this 10th day of December, 20 25

Michelle Day
 Signature of Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	244	12/18/2025	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000103600		31		4 11		GeoCde	Tw	Rng	Seci	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10005		005	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
2,810		859,365		862,175		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements :				Multiple Improvements : 5						
Construction Date:				Construction Date :				Construction Date : 1900						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. : 2,849						
Building Cost New:				Cost :				Cost : 656,980						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 481 Other1: 471 Other2: 353						
(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

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 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) 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 Lincoln State NE Zip Code 68509 Phone Number 402-471-4567 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address N/A	

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input 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"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Parition	<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 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?
460.00

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

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

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

18 Address of Property
N/A

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

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed.	22	\$	460.00
23 Was non-real property included in the purchase? <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	\$	460.00

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

26 Is an affidavit as described in Neb. Rev. Stat. § 78-2-141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions)
 Yes No

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

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

sign here

Print or Type Name of Grantee or Authorized Representative Sarah Talbert	402-479-4461 Phone Number
Signature of Grantee or Authorized Representative <i>Sarah Talbert</i>	ROW Project Manager Title
	1/16/2026 Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 1 Day 20 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt # 2	30 Recording Data BK 2026, p 244

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

The Willa Cather Pioneer Memorial & Educational Foundation, a Nebraska non-profit corporation ;
413 N Webster Street
Red Cloud, NE 68970-2466

Phone No.: (402) 746-2462

Field No. 20: Legal Description

ROW1 - A TRACT OF LAND DESCRIBED AS THE EAST 5.93 FEET OF 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 CONTAINING 762.22 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: 01/20/26
\$ Ex002 By AS

Bk 2026, Pg 244

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of January A.D., 2026, at 10:51 o'clock AM. Recorded in Book 2026 on Pages 244-247

Abigail King

County Clerk

Fee: \$28.00 By: AS Deputy
Electronically Recorded

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 46 (12/10/2025)

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: The Willa Cather Foundation,

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

A TRACT OF LAND DESCRIBED AS THE EAST 5.93 FEET OF 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 CONTAINING 762.22 SQUARE FEET, MORE OR LESS.

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

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 46 (12/10/2025)

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: 46 (12/10/2025)

Duly executed this 10th day of December, A.D. 20 25.

The Willa Cather Foundation

by

Ashley Olson
Authorized Officer or Agent

Ashley Olson, Executive Director
Print name of Authorized Officer or Agent and Title

STATE OF Nebraska)
)ss.
COUNTY OF Webster)

The foregoing instrument was acknowledged before me this 10th day of December

A.D., 20 25, by Ashley Olson, Executive Director,
(Printed Name of Individual who appeared before Notary) (Title of officer or agent)

Of The Willa Cather Foundation, on behalf of the corporation.

Jill M. Ping
Notary Public

JILL M. PING
General Notary State of Nebraska
My Comm. Expires
September 14, 2029

AFFIDAVIT of Authority

NEBRASKA
DEPARTMENT OF TRANSPORTATION

Project Name: In Red Cloud	Project #: 281-1(117)	Control #: 42619
Contract Name: The Willa Cather Foundation	Type: Tract Owner	Tract #: 46

I, Ashley Olson, 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 Executive Director for Willa Cather Foundation,
(Title of office holder) *(Name of Organization)*
 organized in accordance with the laws of the State of Nebraska and lawfully operating in Nebraska;

AND ...

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

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

OR ...

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

Dated this 18th day of December, 20 25

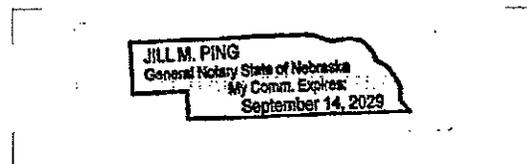
Ashley Olson
Signature of

Ashley Olson
Print Name

State of Nebraska)
 County of Webster) ss

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

Jill M. Ping
Signature of Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	248	12/18/2025	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000173600		32		4 11		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10005		006	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,095		558,805		559,900		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 11	C) 6	D) 1	E) 6	F) 1					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date :				Construction Date : 1880						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. : 11,102						
Building Cost New:				Cost :				Cost : 3,343,810						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 379 Other1: 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: 25		Condition: 40				
(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 checked="" 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 checked="" 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

32

• 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 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) 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 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			

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

(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 type="checkbox"/> Agricultural	
<input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	
	<input type="checkbox"/> Mineral Interest-Nonproducing	<input type="checkbox"/> State Assessed	
	<input type="checkbox"/> Mineral Interest-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 type="checkbox"/> Gift	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain)

11 Was ownership transferred in full? (If No, explain the division.)
 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?
180.00

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	\$	180,00
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	\$	180,00

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

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

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

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

sign here

Sarah Talbert
Printer Type Name of Grantee or Authorized Representative

Sarah Talbert
Signature of Grantee or Authorized Representative

ROW Project Manager
Title

402-479-4461
Phone Number

1/16/2026
Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 1 Day 20 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt # 2	30 Recording Data BK 2026, Pg 24P

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

The Willa Cather Pioneer Memorial & Educational Foundation ;
413 N Webster Street
Red Cloud, NE 68970-2466

Phone No.: (402) 746-2462

Field No. 20: Legal Description

ROW1 - A TRACT OF LAND DESCRIBED AS THE EAST 5.93 FEET OF LOT 9 AND 10, BLOCK 5, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 296.55 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: 01/20/26
\$ Ex002 By AS

Bk 2026, Pg 248

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of January A.D., 2026, at 10:52 o'clock AM. Recorded in Book 2026 on Pages 248-251

Abbey King

County Clerk

Fee: \$28.00 By: AS Deputy
Electronically Recorded

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 47 (12/10/2025)

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: The Willa Cather Foundation

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

A TRACT OF LAND DESCRIBED AS THE EAST 5.93 FEET OF LOT 9 AND 10, BLOCK 5, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 296.55 SQUARE FEET, MORE OR LESS.

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

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 47(12/10/2025)

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.

AFFIDAVIT of Authority

NEBRASKA
DEPARTMENT OF TRANSPORTATION

Project Name: In Red Cloud	Project #: 281-1(117)	Control #: 42619
Contract Name: The Willa Cather Foundation	Type: Tract Owner	Tract #: 47

I, Ashley Olson, 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 Executive Director for Willa Cather Foundation
(Title of office holder) *(Name of Organization)*
 organized in accordance with the laws of the State of Nebraska and lawfully operating in Nebraska;

AND ...

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

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

OR ...

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

Dated this 18th day of December, 20 25

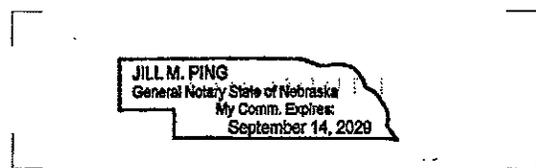
Ashley Olson
Signature of

Ashley Olson
Print Name

State of Nebraska)
) ss
 County of Webster)

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

Jill M Ping
Signature of Notary Public



Real Estate Transfer Statement

33

• 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) 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 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes No Yes No			

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

(A) Status	(B) Property Type		(C)
<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
 Conservator Distribution Land Contract/Memo Partition Sheriff Other
 Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee
 Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty

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

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

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

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

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

14 What is the current market value of the real property?
370.00

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

18a No address assigned 18b Vacant land

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

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

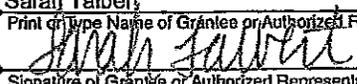
22 Total purchase price, including any liabilities assumed.....	22 \$	370.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$	0
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$	370.00

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

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

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

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

sign here
 Sarah Taiber
 Print or Type Name of Grantee or Authorized Representative

 Signature of Grantee or Authorized Representative
 ROW Project Manager
 Title
 402-479-4461
 Phone Number
 1/16/2026
 Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 1 Day 20 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt #2	30 Recording Data BK2026, Pg 252

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

Mark R. Dahle ;
333 N Webster Street
Red Cloud, NE 68970-2549

Phone No.: (858) 736-7395

Field No. 20: Legal Description

ROW1 - A TRACT OF LAND DESCRIBED AS THE EAST 6.11 FEET OF LOTS 3,4,5 AND 6,
BLOCK 26, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA
CONTAINING 611.17 SQUARE FEET, MORE OR LESS.

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 01/20/26

\$ Ex002 By AS

Bk 2026, Pg 252

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of January A.D., 2026, at 10:52 o'clock AM. Recorded in Book 2026 on Pages 252-254

Attest

County Clerk

Fee: \$22.00 By: AS Deputy
Electronically Recorded

FOR REGISTER OF DEEDS USE ONLY

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 52

KNOW ALL PERSONS BY THESE PRESENTS:

THAT : **Mark R. Dahle**

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

A TRACT OF LAND DESCRIBED AS THE EAST 6.11 FEET OF LOTS 3,4,5 AND 6, BLOCK 26, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 611.17 SQUARE FEET, MORE OR LESS.

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 52

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

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 52

Duly executed this 18 day of December, A.D. 2025.

Mark R. Dahle

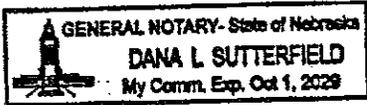
Mark R. Dahle

STATE OF Nebraska)
COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me this 18th day of December,
A.D., 2025, by Mark R. Dahle.

Dana L. Sutterfield

Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2026	255	9/4/2025	Base: 91-0002		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000117100		34	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							
1,095		31,755		32,850		Status	Property Type	Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)					A) 1	B) 03	C) 3	D) 1	E) 6	F) 1			
Residential					Commercial								
Multiple Improvements:		Multiple Improvements :					Multiple Improvements : 2						
Construction Date:		Construction Date :					Construction Date : 1900						
Floor:		Floor Sq. Ft. :					Floor Sq. Ft. : 6,116						
Building Cost New:		Cost :					Cost : 296,750						
Single Family Style:		Residential Condition:					Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home		(10) <input type="checkbox"/> Worn Out					Primary: 391 Other1: Other2:						
(101) <input type="checkbox"/> One Story		(20) <input type="checkbox"/> Badly Worn					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: 10				
(302) <input type="checkbox"/> Two Story		(20) <input type="checkbox"/> Fair					(10) <input type="checkbox"/> Low		(10) <input checked="" type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input type="checkbox"/> Average					(20) <input checked="" type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good					(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story		(50) <input type="checkbox"/> Very Good					(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex		(60) <input type="checkbox"/> Excellent							(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex									(60) <input type="checkbox"/> Excellent				
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

34

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

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>09</u> Day <u>04</u> Yr. <u>2025</u>		4 Date of Deed Mo. <u>09</u> Day <u>04</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		City		State		Zip Code	
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 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"/> Industrial	
	<input type="checkbox"/> Agricultural	
	<input checked="" type="checkbox"/> Commercial	
	<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	

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 type="checkbox"/> Gift	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain)

11 Was ownership transferred in full? (If No, explain the division.)
 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?
190.00

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**

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed.	22	\$	190.00
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	\$	190.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number <u>2</u>			
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

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

sign here

Sarah Talbert Print or Type Name of Grantee or Authorized Representative	402-479-4461 Phone Number
<i>Sarah Talbert</i> Signature of Grantee or Authorized Representative	ROW Project Manager Title
	1/16/2026 Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>1</u> Day <u>20</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ Exempt #2	30 Recording Data BR2026 Pg 255

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

Ronald E. Lambrecht and Mary Lambrecht, husband and wife, as joint tenants ;
529 N Walnut Street
Red Cloud, NE 68970-2351

Phone No.: (402) 746-2302

Field No. 20: Legal Description

ROW1 - A TRACT OF LAND DESCRIBED AS THE EAST 6.11 FEET OF LOTS 11 & 12, BLOCK 26, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 305.67 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: 01/20/26
\$ Ex002 By AS

Bk 2026, Pg 255

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 20 day
of January A.D., 2026, at 10:53
o'clock AM. Recorded in Book 2026
on Pages 255-258

Abbey King

County Clerk

Fee: \$28.00 By: AS Deputy
Electronically Recorded

FOR REGISTER OF DEEDS USE ONLY

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 56

KNOW ALL PERSONS BY THESE PRESENTS:

THAT : Ronald E. Lambrecht and Mary Lambrecht, 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 6.11 FEET OF LOTS 11 & 12, BLOCK 26, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 305.67 SQUARE FEET, MORE OR LESS.

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 56

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

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 56

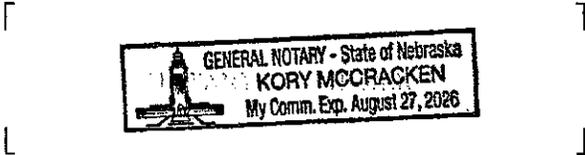
Duly executed this 4th day of September, A.D. 2025.

Ronald E Lambrecht
Ronald E. Lambrecht

STATE OF Nebraska)
COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me this 4th day of September, A.D., 2025, by Ronald E. Lambrecht.

K M
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2026	259	12/17/2025	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000117900	35	4	11	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10005		031	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
450	81,225	81,675		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 1			
				Residential				Commercial				
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :				
Construction Date:				Construction Date :				Construction Date : 1900				
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. : 2,000				
Building Cost New:				Cost :				Cost : 445,980				
Single Family Style:				Residential Condition:				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 344 Other1: 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: 10		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input checked="" type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):												
Assessor Comments and Reason for Adjustment:												
WD; BUILD NEW ROAD												
Comments from						Comments:						
(Continue on back)												

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91		2 County Number 91		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) 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	
Lincoln		NE		Lincoln		NE	
Zip Code		68509		Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
N/A		N/A		402-471-4567		<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 type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> State Assessed
<input type="checkbox"/> IOLL	<input checked="" 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"/> 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 checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
<input type="checkbox"/> Other (Explain)				

11 Was ownership transferred in full? (If No, explain the division.)
 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?
110.00

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**

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed.	22	\$	110.00
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	\$	110.00

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

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

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

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

sign here

Sarah Talbert Print or Type Name of Grantee or Authorized Representative	402-479-4461 Phone Number
<i>Sarah Talbert</i> Signature of Grantee or Authorized Representative	ROW Project Manager Title
	1/16/2026 Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 1 Day 20 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt #2	30 Recording Data BK2026 Pg 259

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

Main Street Media, Inc., a Kansas Corporation ;
958 E Wichita Avenue
Russell, KS 67665-2445

Phone No.: (785) 483-2116

Field No. 20: Legal Description

ROW1 - A TRACT OF LAND LOCATED IN LOT 17, BLOCK 31, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 17; THENCE N00°59'10"W ON AN ASSUMED BEARING AND ALL BEARINGS CONTAINED HEREIN ARE RELATIVE THERETO A DISTANCE OF 25.00 FEET ALONG THE WEST LINE OF SAID BLOCK 31 TO THE NORTHWEST CORNER OF LOT 17; THENCE N89°00'50"E A DISTANCE OF 6.69 FEET ALONG SAID LOT LINE; THENCE S01°07'10"E A DISTANCE OF 19.46 FEET; THENCE N89°00'50"E A DISTANCE OF 1.26 FEET; THENCE S00°59'10"E A DISTANCE OF 5.54 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 17; THENCE S89°00'50"W A DISTANCE OF 8.00 FEET ALONG SAID LOT LINE TO THE SOUTHWEST CORNER OF SAID LOT 17 TO THE POINT OF BEGINNING CONTAINING 175.02 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: 01/20/26

\$ Ex002 By AS

Bk 2026, Pg 259

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of January A.D., 2026, at 10:53 o'clock AM. Recorded in Book 2026 on Pages 259-262

Annupaling

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: 66

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: **Main Street Media, Inc., a Kansas Corporation**

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

A TRACT OF LAND LOCATED IN LOT 17, BLOCK 31, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 17; THENCE N00°59'10"W ON AN ASSUMED BEARING AND ALL BEARINGS CONTAINED HEREIN ARE RELATIVE THERETO A DISTANCE OF 25.00 FEET ALONG THE WEST LINE OF SAID BLOCK 31 TO THE NORTHWEST CORNER OF LOT 17; THENCE N89°00'50"E A DISTANCE OF 6.69 FEET ALONG SAID LOT LINE; THENCE S01°07'10"E A DISTANCE OF 19.46 FEET; THENCE N89°00'50"E A DISTANCE OF 1.26 FEET; THENCE S00°59'10"E A DISTANCE OF 5.54 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 17; THENCE S89°00'50"W A DISTANCE OF 8.00 FEET ALONG SAID LOT LINE TO THE SOUTHWEST CORNER OF SAID LOT 17 TO THE POINT OF BEGINNING CONTAINING 175.02 SQUARE FEET, MORE OR LESS.

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 66

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: 66

Duly executed this 17th day of December, A.D. 2025

Main Street Media, Inc., a Kansas Corporation
by

U. Mena
Authorized Officer or Agent

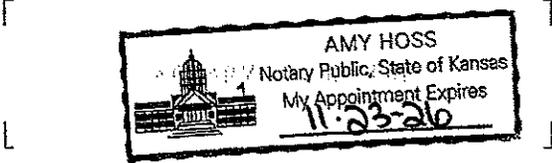
Frank Mercer President
Print name of Authorized Officer or Agent and Title

STATE OF Kansas
COUNTY OF Russell)ss.

The foregoing instrument was acknowledged before me this 17 day of December
A.D., 2025 by Frank Mercer, President
(Printed Name of Individual who appeared before Notary) (Title of officer or agent)

Of Main Street Media, Inc., a Kansas Corporation on behalf of the corporation.

Amy Hoss
Notary Public



AFFIDAVIT of Authority

NEBRASKA
DEPARTMENT OF TRANSPORTATION

Project Name: In Red Cloud	Project #: 281-1(117)	Control #: 42619
Contract Name: Main Street Media, Inc., a Kansas Corporation	Type: Tract Owner	Tract #: 66

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

1 I am the President for Main Street Media, Inc.
 (Title of office holder) (Name of Organization)
 organized in accordance with the laws of the State of Kansas and lawfully operating in Nebraska;

AND . . .

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

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

OR . . .

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

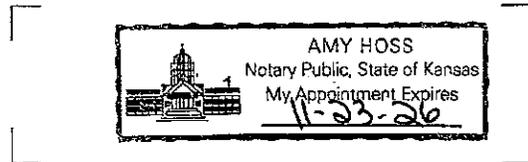
Dated this 17th day of December, 20 25

Frank Mercer
 Signature of
Frank Mercer
 Print Name

State of KANSAS)
 County of Russell) ss

Subscribed and sworn before me this 17 day of December, 20 25

Amy Hoss
 Signature of Notary Public



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.

36

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>12</u> Day <u>10</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>12</u> Day <u>10</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	Zip Code	City Lincoln
Phone Number	State NE	Zip Code 68509	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?
Email Address N/A	Phone Number 402-471-4567	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.			

(A) Status	(B) Property Type		(C)
<input checked="" type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> State Assessed
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<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"/> 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"/> Trustee to Beneficiary
		<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust		<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?
110.00

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	\$	110.00
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	\$	110.00

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

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

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

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

sign here

Sarah Talbert
Print or Type Name of Grantee or Authorized Representative

Sarah Talbert
Signature of Grantee or Authorized Representative

ROW Project Manager
Title

402-479-4461
Phone Number

1/16/2026
Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>1</u> Day <u>20</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ <u>Exempt #2</u>	30 Recording Data <u>BK2026, Pg 263</u>

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

Daniel S. Conway and Amber R. Conway, husband and wife, as joint tenants ;
326 N Webster Street
Red Cloud, NE 68970-2550

Phone No.: (402) 746-8255

Field No. 20: Legal Description

ROW1

A TRACT OF LAND DESCRIBED AS THE WEST 6.69 FEET OF LOT 18, BLOCK 31, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 167.34 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: 01/20/26
\$ Ex002 By AS

Bk 2026, Pg 263

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of January A.D., 2026, at 10:54 o'clock AM. Recorded in Book 2026 on Pages 263-266

Atchaylling

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: 67

KNOW ALL PERSONS BY THESE PRESENTS:

THAT : Daniel S. Conway and Amber R. Conway, husband and wife, as joint tenants

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

A TRACT OF LAND DESCRIBED AS THE WEST 6.69 FEET OF LOT 18, BLOCK 31, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 167.34 SQUARE FEET, MORE OR LESS.

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 67

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

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 67

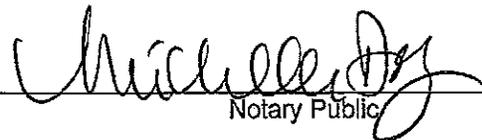
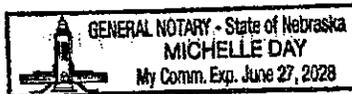
Duly executed this 10th day of December, A.D. 2025.



Daniel S. Conway

STATE OF Nebraska)
COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me this 10th day of December, A.D., 20 25, by Daniel S. Conway.


Notary Public

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 67

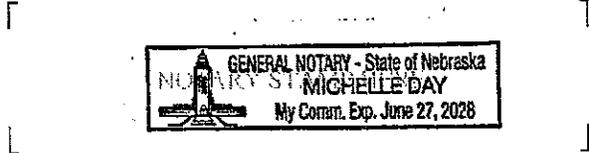
Duly executed this 10th day of December, A.D. 2025.

Amber R. Conway
Amber R. Conway

STATE OF Nebraska)
COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me this 10th day of December,
A.D., 2025, by Amber R. Conway.

Michelle Day
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	267	12/18/2025	Base: 91-0002	Affiliated:	Unified:								
Location ID		Sale Number		Useability & Code #		Parcel Number								
000118001		37		4 11		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10005		031	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
450		130,205		130,655		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 11	C) 6	D) 1	E) 6	F) 1					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :						
Construction Date:				Construction Date :				Construction Date : 1900						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. : 4,500						
Building Cost New:				Cost :				Cost : 1,076,670						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 481 Other1: 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: 20				
(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 checked="" 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

37

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 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) See Exhibit A Street or Other Mailing Address City State Zip Code		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	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address	N/A		

7 Property Classification Number. Check one box in categories A and B. Check C if 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"/> 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 checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
<input type="checkbox"/> Other (Explain)				

11 Was ownership transferred in full? (If No, explain the division.)
 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?
100.00

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

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

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

18 Address of Property
N/A

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

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed.....	22	\$	100.00
23 Was non-real property included in the purchase? <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	\$	100.00

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

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

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

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

sign here

Sarah Talbert
Print or Type Name of Grantee or Authorized Representative

Sarah Talbert
Signature of Grantee or Authorized Representative

402-479-4461
Phone Number

ROW Project Manager
Title

1/16/2026
Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. 1 Day 20 Yr. 2026	29 Value of Stamp or Exempt Number \$ Exempt #2	30 Recording Date BK 2026, pg 267	

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

Willa Cather Foundation ;
413 N Webster Street
Red Cloud, NE 68970-2466

Phone No.: (402) 746-2653

Field No. 20: Legal Description

ROW1

A TRACT OF LAND DESCRIBED AS THE WEST 6.52 FEET OF LOT 21, BLOCK 31, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 162.97 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: 01/20/26

\$ Ex002 By AS

Bk 2026, Pg 267

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of January A.D., 2026, at 10:55 o'clock AM. Recorded in Book 2026 on Pages 267-270

Abbeyling

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: 69

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: **Willa Cather Foundation**

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

A TRACT OF LAND DESCRIBED AS THE WEST 6.52 FEET OF LOT 21, BLOCK 31, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 162.97 SQUARE FEET, MORE OR LESS.

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

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 69

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: 69

Duly executed this 16th day of December, A.D. 20 25.

Willa Cather Foundation
by

Ashley Olson

Authorized Officer or Agent

Ashley Olson, Executive Director

Print name of Authorized Officer or Agent and Title

STATE OF Nebraska

COUNTY OF Webster

)ss.

The foregoing instrument was acknowledged before me this 18th day of December

A.D., 20 25, by Ashley Olson, Executive Director,
(Printed Name of Individual who appeared before Notary) (Title of officer or agent)

Of Willa Cather Foundation on behalf of the corporation.
(Name of Corporation)

Jill M. Ping

Notary Public

JILL M. PING
General Notary State of Nebraska
My Comm. Expires:
September 14, 2029

AFFIDAVIT of Authority

Project Name: In Red Cloud	Project #: 281-1(117)	Control #: 42619
Contract Name: Willa Cather Foundation	Type: Tract Owner	Tract #: 69

I, Ashley Olson, 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 Executive Director for Willa Cather Foundation,
 (Title of office holder) (Name of Organization)
 organized in accordance with the laws of the State of Nebraska and lawfully operating in Nebraska;

AND ...

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

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

OR ...

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

Dated this 18th day of December, 20 25

Ashley Olson
 Signature of

Ashley Olson
 Print Name

State of Nebraska)
) ss
 County of Webster)

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

Jill M Ping
 Signature of Notary Public

JILL M. PING
 General Notary State of Nebraska
 My Comm. Expires:
 September 14, 2029

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	271	12/18/2025	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000118100		38		4	11	GeoCde	Tw	Rng	Sect	Qrt	Subdv	Area	Blk	Parcel
Date of Sale Assessed Value						4491			00	0	10005		031	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
905		332,955		333,860		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 03	C) 3	D) 1	E) 6	F) 1			
						Residential			Commercial					
Multiple Improvements:						Multiple. Improvements. :			Multiple. Improvements. :					
Construction Date:						Construction Date :			Construction Date : 1900					
Floor:						Floor Sq. Ft. :			Floor Sq. Ft. : 5,500					
Building Cost New:						Cost :			Cost : 1,301,025					
Single Family Style:						Residential Condition:			Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home						(10) <input type="checkbox"/> Worn Out			Primary: 343 Other1: 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: 25			Condition: 50		
(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 checked="" 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 checked="" 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

38

• 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 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) 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 Lincoln		State NE	
Zip Code		Zip Code 68509		Phone Number 402-471-4567		is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Phone Number						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
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 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 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 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"/> 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 **Buld 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

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed.....	22	\$	200.00
23 Was non-real property included in the purchase? <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	\$	200.00

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

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

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

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

sign here

Sarah Talbert Print or Type Name of Grantee or Authorized Representative	402-479-4461 Phone Number
<i>Sarah Talbert</i> Signature of Grantee or Authorized Representative	ROW Project Manager Title
	1/16/2026 Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 1 Day 20 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt #2	30 Recording Data BK2026, Pg 271

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

The Red Cloud Hotel, LLC, a Nebraska limited liability company ;
346 N Webster Street
Red Cloud, NE 68970-2550

Phone No.: (402) 746-2545

Field No. 20: Legal Description

ROW1

A TRACT OF LAND DESCRIBED AS THE WEST 6.46 FEET OF LOTS 22 AND 23, BLOCK 31, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 323.07 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: 01/20/26
\$ Ex002 By AS

Bk 2026, Pg 271

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of January A.D., 2026, at 10:55 o'clock AM. Recorded in Book 2026 on Pages 271-274

Allyson King

County Clerk

Fee: \$28.00 By: AS Deputy
Electronically Recorded

FOR REGISTER OF DEEDS USE ONLY

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 70

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: **The Red Cloud Hotel, LLC, a Nebraska limited liability company**

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

A TRACT OF LAND DESCRIBED AS THE WEST 6.46 FEET OF LOTS 22 AND 23, BLOCK 31, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 323.07 SQUARE FEET, MORE OR LESS.

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

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 70

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: 70

Duly executed this 16th day of December, A.D. 2025.

The Red Cloud Hotel, LLC, a Nebraska
limited liability company
by

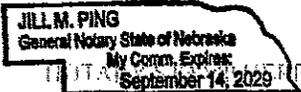
Ashley Olson

Ashley Olson, Executive Director
Print name and Title of Authorized Agent

STATE OF Nebraska)
COUNTY OF Webster)ss.

The foregoing instrument was acknowledged before me this 18th day of December,
A.D., 2025; by Ashley Olson, Executive Director,
(Print Name of Individual who appeared before Notary) (Title of officer or agent)
on behalf of The Red Cloud Hotel, LLC, a Nebraska limited liability company.

Jill M Ping
Notary Public



AFFIDAVIT of Authority

NEBRASKA
DEPARTMENT OF TRANSPORTATION

Project Name: In Red Cloud	Project #: 281-1(117)	Control #: 42619
Contract Name: The Red Cloud Hotel, LLC, a Nebraska limited liability company	Type: Tract Owner	Tract #: 70

I, Ashley Olson, 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 Partnership Representative for Red Cloud Hotel 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 18th day of December, 2025

Ashley Olson
 Signature of

Executive Director
 Print Name

State of Nebraska)
 County of Webster) ss

Subscribed and sworn before me this 18th day of December, 2025

Jill M Ping
 Signature of Notary Public

JILL M. PING
 General Notary State of Nebraska
 My Comm. Expires: September 14, 2029

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	279	12/5/2025	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000125400		39		4 11		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		009	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,010		14,050		15,060		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1920				Construction Date :						
Floor:				Floor Sq. Ft. : 996				Floor Sq. Ft. :						
Building Cost New:				Cost : 147,955				Cost :						
Single Family Style: 101				Residential Condition: 10				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input checked="" type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input 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: 20				(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 checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD; BUILD NEW ROAD														
Comments from						Comments:								
(Continue on back)														

35760

39

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 - #1		2 County Number		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>05</u> Yr. <u>2025</u>		4 Date of Deed Mo. <u>12</u> Day <u>05</u> Yr. <u>2025</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit A 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 Lincoln State NE Zip Code 68509 Phone Number 402-471-4567 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address N/A			

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

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

8 Type of Deed

<input type="checkbox"/> 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 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 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"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<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?
100.00

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

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

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

18 Address of Property
N/A

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Nebraska 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	\$	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)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	100.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number <u>2</u>			
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

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

sign here

Sarah Talbert
Print of Type Name of Grantee or Authorized Representative

Sarah Talbert
Signature of Grantee or Authorized Representative

ROW Project Manager
Title

402-479-4461
Phone Number

1/21/2026
Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>1</u> Day <u>21</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ <u>Exempt #2</u>	30 Recording Data <u>BK2026 Pg 279</u>

Exhibit A
To Form 521 - Real Estate Transfer Statement

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

Raymundo Romero, a single person ;
5005 S 54th Street
Omaha, NE 68117-1803

Phone No.: (308) 383-7508

Field No. 20: Legal Description

ROW1 - A TRACT OF LAND DESCRIBED AS THE EAST 2.19 FEET OF THE SOUTH 1 FOOT OF LOT 4, ALL OF LOT 5, AND NORTH 1/2 OF LOT 6, BLOCK 9, SMITH AND MOORE'S ADDITION TO RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 84.38 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: 01/21/26
\$ Ex002 By AS

Bk 2026, Pg 279

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of January A.D., 2026, at 11:07 o'clock AM. Recorded in Book 2026 on Pages 279-281

Abigail King

County Clerk

Fee: \$22.00 By: AS Deputy
Electronically Recorded

FOR REGISTER OF DEEDS USE ONLY

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 34

KNOW ALL PERSONS BY THESE PRESENTS:

THAT : Raymundo Romero, a single person

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

A TRACT OF LAND DESCRIBED AS THE EAST 2.19 FEET OF THE SOUTH 1 FOOT OF LOT 4, ALL OF LOT 5, AND NORTH 1/2 OF LOT 6, BLOCK 9, SMITH AND MOORE'S ADDITION TO RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 84.38 SQUARE FEET, MORE OR LESS.

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 34

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

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 34

Duly executed this 05 day of December, A.D. 20 25.

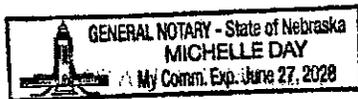
Raymundo Romero

Raymundo Romero

STATE OF Nebraska)
COUNTY OF Douglas)ss.

The foregoing instrument was acknowledged before me this this 5th day of December,
A.D., 20 25, by Raymundo Romero.

Michelle Day
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	283	9/11/2025	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000116500		41		4 11		GeoCde	Tw	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								
355		70,185		70,540		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 1					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :						
Construction Date:				Construction Date :				Construction Date : 1900						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. : 4,200						
Building Cost New:				Cost :				Cost : 698,500						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 344 Other1: 352 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)

3/7/20

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. <u>09</u> Day <u>11</u> Yr. <u>2025</u>		4 Date of Deed Mo. <u>09</u> Day <u>11</u> Yr. <u>2025</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit A Street or Other Mailing Address City _____ State _____ Zip Code _____				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 <u>Lincoln</u> State <u>NE</u> Zip Code <u>68509</u>			
Phone Number		Phone Number <u>402-471-4567</u>		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		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"/> Mineral Interest-Nonproducing	<input type="checkbox"/> State Assessed
<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 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 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?
100.00

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

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

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

18 Address of Property
N/A

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

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed.	22	\$	100.00
23 Was non-real property included in the purchase? <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	\$	100.00

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

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

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

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

sign here

Sarah Talbert Print or Type Name of Grantee or Authorized Representative	402-479-4461 Phone Number
<i>Sarah Talbert</i> Signature of Grantee or Authorized Representative	ROW Project Manager Title
	1/21/2026 Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>1</u> Day <u>21</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ <u>Exempt #2</u>	30 Recording Data <u>BK2026 Pg 283</u>

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

LMJC7, Enterprises, LLC, a Nebraska Limited Liability Company ;
341 N Webster Street
Red Cloud, NE 68970-2549

Phone No.: (402) 746-3613

Field No. 20: Legal Description

ROW1 - A TRACT OF LAND DESCRIBED AS THE EAST 6.24 FEET OF LOT 2, BLOCK 26, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 155.71 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: 01/21/26
\$ Ex002 By AS

Bk 2026, Pg 283

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 21 day
of January A.D., 2026, at 11:18
o'clock AM. Recorded in Book 2026
on Pages 283-286

Allyson King

County Clerk

Fee: \$28.00 By: AS Deputy
Electronically Recorded

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 51

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: LMJC7, Enterprises, LLC, a Nebraska Limited Liability Company

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

A TRACT OF LAND DESCRIBED AS THE EAST 6.24 FEET OF LOT 2, BLOCK 26, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 155.71 SQUARE FEET, MORE OR LESS.

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 51

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: 51

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

LMJC7, Enterprises, LLC, a Nebraska Limited Liability Company
by

[Signature]

Lamont Cook, Owner
Print name and Title of Authorized Agent

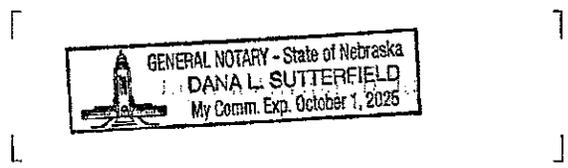
STATE OF Nebraska)
COUNTY OF Webster)ss.

The foregoing instrument was acknowledged before me this 11th day of September

A.D., 2025, by Lamont Cook, OWNER
(Print Name of Individual who appeared before Notary) (Title of officer or agent)

on behalf of LMJC7, Enterprises, LLC, a Nebraska Limited Liability Company,

Dana L. Sutterfield
Notary Public



AFFIDAVIT of Authority

NEBRASKA
DEPARTMENT OF TRANSPORTATION

Project Name: In Red Cloud	Project #: 281-1(117)	Control #: 42619
Contract Name: LMJC7, Enterprises, LLC, a Nebraska Limited Liability Company	Type: Tract Owner	Tract #: 51

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

1 I am the Owner for LMJC7 Enterprises, 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 Agreement,
 (Bylaws, Operating Agreement, or Partnership Agreement)

OR . . .

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

Dated this 11 day of September, 2025

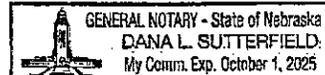
[Signature]
 Signature of

LaMont Cook
 Print Name

State of Nebraska)
) ss
 County of Webster)

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

[Signature]
 Signature of Notary Public



Real Estate Transfer Statement

40

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>20</u> Yr. <u>2026</u>		4 Date of Deed Mo. <u>01</u> Day <u>20</u> Yr. <u>2026</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Christina Wilson Street or Other Mailing Address 906 N Cedar St City Red Cloud State NE Zip Code 68970 Phone Number 402-460-6675 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Celine Richards-Zlomke Street or Other Mailing Address 4116 W Faidley Ave City Grand Island State NE Zip Code 68803 Phone Number 308-383-1888 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> 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 checked="" 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 **Grantor retains life estate**

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

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

<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?
\$78,000.00

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

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

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

18 Address of Property
**906 N Cedar St
Red Cloud, 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.)
Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Fifteen (15), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

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

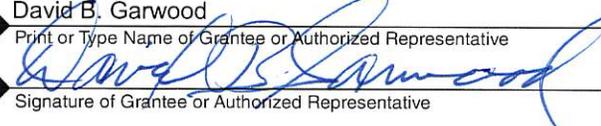
22 Total purchase price, including any liabilities assumed.	22	\$	0 ⁰⁰
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	0 ⁰⁰
24 Adjusted purchase price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

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

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)
 Yes 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
		01-20-2026
	Attorney	Date
	Signature of Grantee or Authorized Representative	Title

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>1</u> Day <u>21</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ <u>Exempt # 5a</u>	30 Recording Data <u>BK2026, Pg 282</u>

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 21 day of Jan A.D., 2026, at 11:16 o'clock A.M. Recorded in Book 2026 on Page 282
Anhey Henig County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-21-26
\$ Exempt BY AS

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

QUITCLAIM DEED

Christina Wilson, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to Celine Richards-Zlomke, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Fifteen (15), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

GRANTOR HEREBY RESERVES A LIFE ESTATE IN SAID REAL ESTATE.

Executed January 20, 2026.

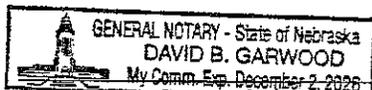
Christina Wilson
Christina Wilson

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on January 20, 2026, by Christina Wilson.

Comm. expires 12-2-26

David B. Garwood
Notary Public



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

Phone/Fax: (402) 746-3613

Page 1 of 1 Pages DAVE:F\WP\2026\WILSON\WILSON.LED 1/16/26

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	289	4/4/2015	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000116800		42		4 12		GeoCde	Tw	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								
1,095		147,815		148,910		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 1					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. : 2						
Construction Date:				Construction Date :				Construction Date : 1900						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. : 10,000						
Building Cost New:				Cost :				Cost : 1,305,500						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 353 Other1: 406 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:														
TRUSTEE'S DEED; SALE WAS BACK IN 2015 BUT WAS NEVER RECORDED														
Comments from						Comments:								
(Continue on back)														

31730

42

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 91	3 Date of Sale/Transfer Mo. 10 Day 13 Yr. 2015	4 Date of Deed Mo. 4 Day 4 Yr. 2015
-------------------------------	-----------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Karen Elliott, Trustee and Bill A. Elliott, Trustee Street or Other Mailing Address 421 N Seward St City State Zip Code Red Cloud NE 68970 Phone Number 402-746-- Email Address n/a			6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Heather Harris and Max Vavricka Street or Other Mailing Address 2414 Road 1625 City State Zip Code Blue Hill NE 68930 Phone Number Is the grantee a 501(c)(3) organization? Yes No If Yes, is the grantee a 509(a) foundation? Yes No Email Address 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 checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input checked="" 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?
148,910

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
317 N Webster St
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 Seven (7) and Eight (8), Block Twenty-six (26), Original Town of Red Cloud, Webster Countym, Nebraska

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

22 Total purchase price, including any liabilities assumed.	22	\$	69,740.00
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	\$	69,740.00

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: Don E Theobald

Signature of Grantee or Authorized Representative: _____ Title: Attorney

Phone Number: 402-746-2774

Date: 1/13/2026

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 1 Day 23 Yr. 26	29 Value of Stamp or Exempt Number \$ 162.40	30 Recording Data BK2026, Pg 289

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

35630

Real Estate Transfer Statement

43

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>01</u> Day <u>21</u> Yr. <u>2026</u>		4 Date of Deed Mo. <u>01</u> Day <u>14</u> Yr. <u>2026</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) Blane Brown Street or Other Mailing Address 841 North Seward Street City Red Cloud State NE Zip Code 68970 Phone Number 402-580-2206 Email Address NA				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"/>			

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"/> 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"/> 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"/> Conveyance	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input 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 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?
35,000.00

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

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

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

18 Address of Property
841 North Seward Street, Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The North Seventy-five feet (N75') of the East One-hundred Forty-two feet (E142') of Block Seven (7), Smith & Moore'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	\$	35,000.00
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	\$	35,000.00

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

Blane Brown
Print or Type Name of Grantee or Authorized Representative

Blane Brown
Signature of Grantee or Authorized Representative

402-580-2206
Phone Number

1-21-2026
Date

Grantee
Title

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>1</u> Day <u>23</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ <u>81.20</u>	30 Recording Data BK2026, Pg 290

Grantee—Retain a copy of this document for your records

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 01/23/26
\$ 81.20 By AS

Bk 2026, Pg 290

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 January A.D., 2026, at 03:57 o'clock PM. Recorded in Book 2026 on Pages 290-291

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

Return To:
Southern Title
PO Box 107
Minden, NE 68959

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

Biane Brown

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

The North Seventy-five feet (N75') of the East One-hundred Forty-two feet (E142') of Block Seven (7), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska

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

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

ERU

Executed this 14 day of January, 2026.

Van Beber Properties, LLC

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

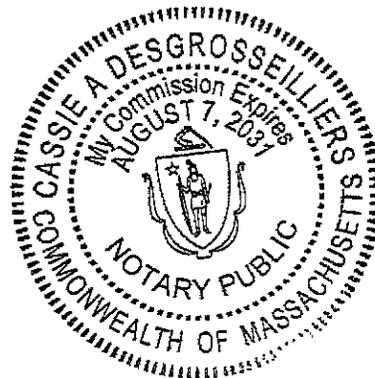
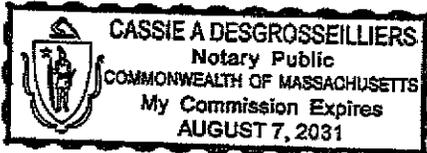
STATE OF MASSACHUSETTS

COUNTY OF Barnstable

Signed and sworn to before me the 14th of January, 2026, by Charles R. Van Beber, the member/manager of Van Beber Properties, LLC, on behalf of the Limited Liability Company.

Cassie A. Desgrosseillers
Notary Public Cassie A. Desgrosseillers

Affix stamp/seal:



ekv

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	340	1/6/2026	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000102100		44		4 11		GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10005		003	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,355		36,795		38,150		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 : 1900				Construction Date :						
Floor:				Floor Sq. Ft. : 868				Floor Sq. Ft. :						
Building Cost New:				Cost : 132,050				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: 20				(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 checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent							(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex											(60) <input type="checkbox"/> Excellent			
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

44

• 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. 01 Day 06 Yr. 2026		4 Date of Deed Mo. 01 Day 06 Yr. 2026	
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		Lincoln		NE 68509	
Phone Number				Phone Number 402-471-4567		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address N/A				Email Address N/A		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

(A) Status	(B) Property Type		(C)
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input 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"/> 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"/> 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"/> Trustee to Beneficiary
		<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<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?
180.00

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

18a No address assigned 18b Vacant land

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 \$	180.00
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 \$	180.00

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

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

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

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

sign here	Print or Type Name of Grantor or Authorized Representative Sarah Talbert	402-479-4461 Phone Number
	Signature of Grantor or Authorized Representative <i>Sarah Talbert</i>	ROW Project Manager Title
		1/28/2026 Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. 1 Day 29 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt #2	30 Recording Data R2026 Pg 340	

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

Jim Owens, a single person ;
522 N Webster Street
Red Cloud, NE 68970-2422

Phone No.: (651) 324-4804

Field No. 20: Legal Description

ROW1 - A TRACT OF LAND DESCRIBED AS THE WEST 5.82 FEET OF LOTS 4 AND 5, BLOCK 3, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 291.00 SQUARE FEET, MORE OR LESS.

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 01/29/26
\$ Ex002 By AS

Bk 2026, Pg 340

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 January A.D., 2026, at 01:52 o'clock PM. Recorded in Book 2026 on Pages 340-342

Allyssa King

County Clerk

Fee: \$22.00 By: AS Deputy
Electronically Recorded

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 11

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: **Jim Owens**

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

A TRACT OF LAND DESCRIBED AS THE WEST 5.82 FEET OF LOTS 4 AND 5, BLOCK 3, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 291.00 SQUARE FEET, MORE OR LESS.

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

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 11

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.

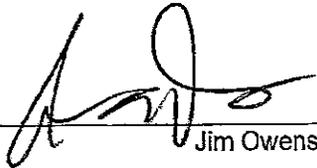
WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

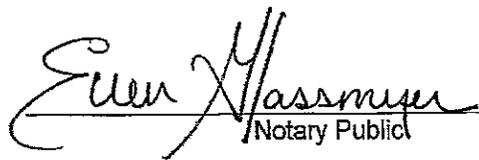
TRACT: 11

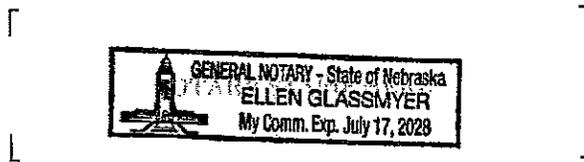
Duly executed this 6 day of Jan, A.D. 2026.


Jim Owens

STATE OF Nebraska)
COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me this 6th day of January,
A.D., 2026, by Jim Owens.


Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	356	1/28/2026	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000106500		45		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10005		013	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,095		328,625		329,720		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 02	C) 2	D) 1	E) 6	F) 1					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date :				Construction Date : 1975						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. : 6,272						
Building Cost New:				Cost :				Cost : 955,100						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 352 Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class: 4						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input checked="" type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
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														
Comments from						Comments:								
(Continue on back)														

30630

Real Estate Transfer Statement

45

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. 1 Day 28 Yr. 20	4 Date of Deed Mo. 1 Day 24 Yr. 20
--------------------------	-----------------------	--	---------------------------------------

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Van Beber Properties, LLC, a Colorado limited liability company	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) RCK Equity I, LLC, a Nebraska limited liability company
---	--

Street or Other Mailing Address 1132 Bumps River Road	Street or Other Mailing Address 6830 Marcus Road
--	---

City Conterville	State MA	Zip Code 02632	City Lincoln	State NE	Zip Code 68516
---------------------	-------------	-------------------	-----------------	-------------	-------------------

Phone Number (402) 435-1244	Phone Number (402) 525-1435	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--------------------------------	--------------------------------	---

Email Address drmoony@outlook.com	Email Address andrew@arrowlincoln.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 checked="" type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed	<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim	<input 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"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition	<input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)
--	---------------------	--	---	--	---	---

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

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

14 What is the current market value of the real property? \$391,094.40	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 210 W 6th Avenue Red Cloud, NE 68970 (parcel 1) 446 E 8th Street Superior, NE 68978 (parcel 2) 346 W 6th Street Superior, NE 68979 (parcel 3)	19 Name and Address of Person to Whom Tax Statement Should be Sent See section 6
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant Land

20 Legal Description
Parcel 1: Lots 1 & 2, Block 13, Original Town of Red Cloud, Webster County, Nebraska.
Parcel 2: All of Lots Five (5) and Six (6) and the South Twenty (20) feet of Lot Four (4), all in Block Twenty-six (26), North Superior, an Addition in and to the Original Town of Superior, Nuckolls County, Nebraska.
Parcel 3: Lot Seven (7), Block Fifteen (15), Original Town of Superior, Nuckolls County, Nebraska.

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

22 Total purchase price, including any liabilities assumed	22 \$ 391,094.40
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 \$ 391,094.40

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.

▶ RCK Equity I, LLC, a Nebraska limited liability company
Print or Type Name of Grantee or Authorized Representative (402) 525-1435
Phone Number

sign here ▶ Signature of Grantee or Authorized Representative
Andrew J. Ross, member Title
Date 01/28/26

REGISTER OF DEED'S USE ONLY

28 Date Deed Recorded Mo. 1 Day 29 Yr. 26	29 Value of Stamp or Exempt Number \$ 909.44	30 Recording Data BK 2026 Pg 356	For Dept. Use Only
--	---	-------------------------------------	--------------------

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 01/29/26
\$ 909.44 By AS

Bk 2026, Pg 356

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 January A.D., 2026, at 02:29
o'clock PM. Recorded in Book 2026
on Page 356

Allyson King

County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

AFTER RECORDING RETURN TO:
Charter Title & Escrow Services, Inc.
6333 Apples Way Ste 115
Lincoln, NE 68516

WARRANTY DEED

Van Beber Properties, LLC, a Colorado limited liability company, GRANTOR, in consideration of
Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to
GRANTEE

RR

RCK Equity I, LLC, a Nebraska limited liability company,

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

* and Nuckolls County, Nebraska:

- Parcel 1: Lots 1 & 2, Block 13, Original Town of Red Cloud, Webster County, Nebraska.
- Parcel 2: All of Lots Five (5) and Six (6) and the South Twenty (20) feet of Lot Four (4), all in Block
Twenty-six (26), North Superior, an Addition in and to the Original Town of Superior, Nuckolls
County, Nebraska.
- Parcel 3: Lot Seven (7), Block Fifteen (15), Original Town of Superior, Nuckolls County, Nebraska.

WARRANTY TIME 2084247

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 24 day of January, 2026.

Van Beber Properties, LLC, a Colorado limited liability company

Charles R. Van Beber

By: Charles R. Van Beber, Member/Manager

STATE OF Massachusetts
COUNTY OF Berkshire

The foregoing instrument was acknowledged before me this 24th day of January, 2026 by Charles R.
Van Beber of Van Beber Properties, LLC, a Colorado limited liability company.

Vishal Vihol
Notary Public
Vishal Vihol



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

17190

Real Estate Transfer Statement

46

• 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. 1 Day 30 Yr. 2026	4 Date of Deed Mo. 1 Day 30 Yr. 2026
-------------------------------	--	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Carol Morris, aka Carol Ann Morris Street or Other Mailing Address n/a City State Zip Code n/a Phone Number 402-705-3674 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) James Carpenter Street or Other Mailing Address 501 S Baltimore Avenue City State Zip Code Hastings NE 68901 Phone Number 402-705-3674 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"/> 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"/> 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 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?
7,960.00

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
215 High Street
Guide Rock, NE 68942

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.)
The South 25 feet of Lot Five (5), all of Lot Six (6), Seven (7) and Eight (8), and the East 70 feet of Lots Nione (9) and Ten (10), Block Ten (10), Vance's Addition to Guide Rock, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed.	22	\$	9000.00
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	\$	8000.00

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

James Carpenter
Print or Type Name of Grantee or Authorized Representative

James Carpenter
Signature of Grantee or Authorized Representative

Grantee
Title

402-705-3674
Phone Number

1/30/2026
Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 2 Day 2 Yr. 26	29 Value of Stamp or Exempt Number \$ 18.96	30 Recording Data BK 2026, Pg 385

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

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	396	1/22/2026	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000116800		47		4 11		GeoCde	TwN	Rng	Sect	Qrt	Subdty	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10005		026	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,095		147,815		148,910		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 1					
Residential					Commercial									
Multiple Improvements:		Multiple Improvements. :					Multiple Improvements. : 2							
Construction Date:		Construction Date :					Construction Date : 1900							
Floor:		Floor Sq. Ft. :					Floor Sq. Ft. : 10,000							
Building Cost New:		Cost :					Cost : 1,305,500							
Single Family Style:		Residential Condition:					Commercial Occupancy Code:							
(100) <input type="checkbox"/> Mobile Home		(10) <input type="checkbox"/> Worn Out					Primary: 353 Other1: 406 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.

47

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>22</u> Yr. <u>2026</u>		4 Date of Deed Mo. <u>01</u> Day <u>22</u> Yr. <u>2026</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	
				Lincoln		NE	
Phone Number		Zip Code		City		Zip Code	
				Lincoln		68509	
Email Address N/A				Phone Number 402-471-4567		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

(A) Status	(B) Property Type		(C)
<input checked="" type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Nonproducing
<input type="checkbox"/> TOLL	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Producing
			<input type="checkbox"/> State Assessed
			<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 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 checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain)

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

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No **Buld 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?
190.00

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

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**

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed.	22 \$	190.00
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 \$	190.00

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	Signature of Grantor or Authorized Representative <i>Sarah Talbert</i>	ROW Project Manager	402-479-4461 Phone Number
	Signature of Grantee or Authorized Representative	Title	2/4/2026 Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>2</u> Day <u>4</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ <u>Exempt #2</u>	30 Recording Data <u>BK2026 Pg 396</u>

Exhibit A
To Form 521 - Real Estate Transfer Statement

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

Heather Harris now known as Heather Ockinga ;
2414 Road 1625
Blue Hill, NE 68930-7700

Phone No.: (402) 746-3335

Field No. 20: Legal Description

ROW1 - FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN LOTS 7 AND 8, BLOCK 26, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS THE EAST 6.11 FEET OF LOTS 7 AND 8 CONTAINING 305.67 SQUARE FEET, MORE OR LESS. ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY, SHALL BE RETAINED AND RESERVED TO THE CONDEMNNEES AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS. SAID CONDEMNNEES 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 CONDEMNNEES 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: 02/04/26

\$ Ex002 By AS

Bk 2026, Pg 396

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 04 day
of February A.D., 2026, at 12:53
o'clock PM. Recorded in Book 2026
on Pages 396-399

Abbey D. King

County Clerk

Fee: \$28.00 By: AS Deputy
Electronically Recorded

FOR REGISTER OF DEEDS USE ONLY

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 53 (1/21/2026)

KNOW ALL PERSONS BY THESE PRESENTS:

THAT : Heather Harris now known as Heather Ockinga

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

A TRACT OF LAND DESCRIBED AS THE EAST 6.11 FEET OF LOTS 7 AND 8, BLOCK 26,
ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 305.67 SQUARE
FEET, MORE OR LESS.

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 53 (1/21/2026)

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

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

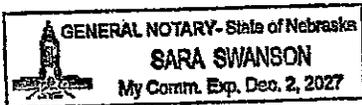
TRACT: 53 (1/21/2026)

Duly executed this 22 day of January, A.D. 20 24.

Heather Ockinga
Heather Harris now known as Heather Ockinga

STATE OF Nebraska)
COUNTY OF Adams)ss.

The foregoing instrument was acknowledged before me this 22nd day of January,
A.D., 20 26, by Heather Harris now known as Heather Ockinga.



Sara Swanson
Notary Public

[
L]

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 53 (1/21/2026)

Duly executed this 22 day of January, A.D. 2026.

[Handwritten Signature]

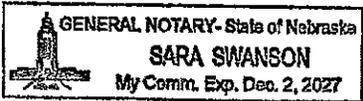
Spouse of Heather Harris now known as Heather Ockinga

Trenton W Ockinga

Print Name of spouse

STATE OF Nebraska)
)ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me this 22nd day of January,
A.D., 2026, by Trenton Ockinga
(Print Name of Individual who appeared before Notary)



[Handwritten Signature]
Notary Public

[]
[]

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	414	2/4/2026	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001103800		48		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4375	2	9	7	4	00000	1	000	1090		
Land		Improvements		Total		Date of Sale Property Classification Code								
239,185				239,185		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					Shelterbelt/Timber								
	1D	8.000		26,440		Accretion								
	2D1	17.000		53,295		Waste								
	2D	35.000		109,725		Other								
	3D1					AG LAND TOTAL		77.000			239,185			
	3D					Roads		3.000						
	4D1	17.000		49,725		Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		3.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER PROPERTY TO REV TRUST	
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 91		3 Date of Sale/Transfer Mo. <u>2</u> Day <u>4</u> Yr. <u>26</u>		4 Date of Deed Mo. <u>2</u> Day <u>4</u> Yr. <u>26</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kim A. Clabaugh, a single person Street or Other Mailing Address 2928 O'Reilly Drive City Lincoln State NE Zip Code 68502 Phone Number (402) 405-3737 Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See Attachment Street or Other Mailing Address 2928 O'Reilly Drive City Lincoln State NE Zip Code 68502 Phone Number (402) 405-3737 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"/> 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	

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 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 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 checked="" 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 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 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 checked="" type="checkbox"/> Self	<input type="checkbox"/> Other _____
	<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse		
	<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child		

14 What is the current market value of the real property?
\$239,185

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
Kim A. Clabaugh, Trustee
2928 O'Reilly Drive
Lincoln, NE 68502

20 Legal Description (Attach additional pages, if needed.)
The South Half of the Southeast Quarter of Section 7, Township 2 North, Range 9 West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction **80**

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 **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 **N/A**

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	Kara E. Brostrom (Bar ID # 26013) Print or Type Name of Grantee or Authorized Representative	402-420-6091 Phone Number
	<i>Kara E. Brostrom</i> Signature of Grantee or Authorized Representative	Attorney Title

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>2</u> Day <u>5</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ Exempt # 4	30 Recording Data BK 2026, Pg 414

Form 521 Real Estate Transfer Statement – Attachment

6. Grantee Name:

Kim A. Clabaugh as trustee of the Kim A. Clabaugh Revocable Trust dated the 4 day of February, 2026.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 02/05/26
\$ Ex004 By AS

Bk 2026, Pg 414

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 February A.D., 2026, at 02:17 o'clock PM. Recorded in Book 2026 on Pages 414-415

Atty. Clabaugh

County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

RECORD AND RETURN TO:

Kara E. Brostrom, Esq.
Ball, Loudon, Ebert, & Brostrom, LLC
3701 Union Drive, Suite 200
Lincoln, NE 68516
402.420.6091

WARRANTY DEED TO TRUST

Kim A. Clabaugh, a single person, Grantor, for good and valuable consideration conveys to Kim A. Clabaugh as trustee of the Kim A. Clabaugh Revocable Trust dated the 4 day of February, 2026 Grantees, including all amendments thereto, and to the trustees' successors in trust without further conveyance, all of Grantors' right, title, and interest in the following described real estate:

The South Half of the Southeast Quarter of Section 7, Township 2 North, Range 9 West of the 6th P.M., Webster County, Nebraska.

Any deed, conveyance or other instrument executed by a trustee or any successor in trust shall be conclusive evidence in favor of any person relying or claiming under such instrument that at the time of delivery the trust was in effect, the instrument was executed in accordance with proper authority and within the terms of the trust (including power of sale), and that the instrument is binding on all beneficiaries of the trust.

Legal title to all property conveyed to the trustee shall be vested in the trustee or trustees who are serving from time to time as trustee without any conveyance or transfer to, by, or from any succeeding or retiring trustee or the personal representative of a deceased trustee.

Grantor covenants with Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances except easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	436	2/5/2026	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001916100		49		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	35	3	00000		000	9085		
Land		Improvements		Total		Date of Sale Property Classification Code								
20,265		75,150		95,415		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 01	C) 5	D) 2	E) 0	F) 5					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL								
	3D					Roads								
	4D1					Farm Sites		1.000				13,840		
	4D					Home Sites		2.060				6,425		
						Recreation								
	Dwellings					Other								
	Outbuildings				75,150	Non-AG TOTAL		3.060				20,265		
Assessor's Adjustment to Sale Price (+ or -):						Total Recapture Value:								
Assessor Comments and Reason for Adjustment:														
JTWD; TRANSFER BETWEEN GRANDPARENT & GRANDCHILD														
Comments from						Comments:								
(Continue on back)														

69005

Real Estate Transfer Statement

49

• 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. 2 Day 5 Yr. 2026	4 Date of Deed Mo. 2 Day 5 Yr. 2026
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Virginia M. Welty Street or Other Mailing Address P O Box 281 City Red Cloud State NE Zip Code 68970 Phone Number NA Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Virginia M. Welty and Jonathan B. Schriener Street or Other Mailing Address PO Box 281 City Red Cloud State NE Zip Code 68970 Phone Number 402-746-4149 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes No Yes No	

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

(A) Status	(B) Property Type	(C)
<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 checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input 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 type="checkbox"/> Brothers and Sisters	<input checked="" 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?
95,415.00

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
NA

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

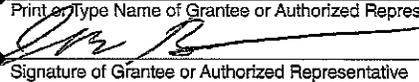
18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lot 15A in the Southwest Quarter (SW1/4) of Section Thirty-five (35), Township Two (2) North, Rnge Eleven (11) West of the 6thh P.M., Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction 3.06+

22 Total purchase price, including any liabilities assumed.	22 \$ 48000.00
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 \$ 48000.00
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.

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

Signature of Grantee or Authorized Representative

Phone Number
215 12026
Date

sign here

Grantee
Title

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 2 Day 6 Yr. 26	29 Value of Stamp or Exempt Number \$ 111.36	30 Recording Data BK2026, Pg 436

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 6 day of Feb A.D., 2026, at 11:12 o'clock a.m. Recorded in Book 2026 on Page 436
Abbey Hargis County Clerk
LD Deputy
Ind. Comp. Assessor. Carded.

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-6-26
\$ 111.36 By LD

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

JOINT TENANCY WARRANTY DEED

Virginia M. Welty, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Virginia M. Welty and Jonathan B. Schriener, 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):

Lot 15A in the Southwest Quarter (SW1/4) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

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

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

Executed February 5, 2026.

Virginia M. Welty
Virginia M. Welty

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on February 5, 2026 by Virginia M. Welty, a single person.

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

Teresa L. Theobald
Notary Public

My commission expires: 8/27/2029

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	437	1/16/2026	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002316100		50		4 05		GeoCde	Twnt	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369	2	12	36	3	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
50,620		141,220		191,840		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 7					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	3.840		6,585				
	1A						1G	5.670		4,550				
	2A1						2G1	0.600		935				
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		10.110		12,070				
	3D					Roads								
	4D1					Farm Sites		1.000		13,840				
	4D					Home Sites		1.000		25,000				
						Recreation								
	Dwellings			118,215		Other								
	Outbuildings			23,005		Non-AG TOTAL		2.000		38,840				

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

Real Estate Transfer Statement

50

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. 01 Day 16 Yr. 2026	4 Date of Deed Mo. 01 Day 16 Yr. 2026
-------------------------------	-----------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Calvin Kugler Street or Other Mailing Address 635 Hwy 136 City State Zip Code Red Cloud NE 68970 Phone Number (402) 746-3365 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Calvin Kugler, Trustee of the Calvin Kugler Rev Tst Street or Other Mailing Address 635 Hwy 136 City State Zip Code Red Cloud NE 68970 Phone Number (402) 746-3365 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"/> Mobile Home <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <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 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 checked="" type="checkbox"/> Self	<input type="checkbox"/> Other _____
<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child

14 What is the current market value of the real property?
 \$191,840

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
 635 Hwy 136
 Red Cloud, NE 68970
 18a No address assigned 18b Vacant land

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

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

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

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

Kory McCracken Print or Type Name of Grantee or Authorized Representative	(402) 746-3613 Phone Number
 Signature of Grantee or Authorized Representative	01/16/2026 Date
_____ Attorney	_____ Title

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 2 Day 9 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt #4	30 Recording Data BK2026, Pg 437

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

A tract of land being part of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Thirty-six (36), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows:

Beginning at a point of intersection of the North right-of-way line of the Burlington Northern Railroad and the East line of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of said Section Thirty-six (36) and assuming the East line of said Southwest Quarter as bearing N00°18'10"E and all bearings contained herein are relative thereto, said place of beginning being 294.16 feet North of the Southeast corner of the Southwest Quarter of said section; thence N00°18'10"E and on the aforesaid East line of the Southwest Quarter a distance of 707.48 feet to a point on the South right-of-way line of U.S. Highway No. 136; thence Northwesterly on the aforesaid South right-of-way line of U.S. Highway No. 136 and on and along a 7773.06 foot radius curve a distance of 827.38 feet to a point, said point being N83°23'46"W a chord distance of 827.0 feet from the last described point; thence S19°30'11"E a distance of 903.55 feet to a point on the North right-of-way line of the Burlington Northern Railroad; thence N84°35'45"E and on the aforesaid North right-of-way line a distance of 518.48 feet to the place of beginning. Containing 12.03 acres, more or less.

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 9 day of Feb A.D., 2026, at 9:30 o'clock a.M. Recorded in Book 2026 on Page 437
Colby Hall County Clerk.
10.00 JD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-9-26
\$ Exempt #4 By JD

WARRANTY DEED

Calvin K. Kugler, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Calvin Kugler, Trustee of the Calvin Kugler Revocable Trust dated January 16, 2026, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land being part of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Thirty-six (36), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows:

Beginning at a point of intersection of the North right-of-way line of the Burlington Northern Railroad and the East line of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of said Section Thirty-six (36) and assuming the East line of said Southwest Quarter as bearing N00°18'10"E and all bearings contained herein are relative thereto, said place of beginning being 294.16 feet North of the Southeast corner of the Southwest Quarter of said section; thence N00°18'10"E and on the aforesaid East line of the Southwest Quarter a distance of 707.48 feet to a point on the South right-of-way line of U.S. Highway No. 136; thence Northwesterly on the aforesaid South right-of-way line of U.S. Highway No. 136 and on and along a 7773.06 foot radius curve a distance of 827.38 feet to a point, said point being N83°23'46"W a chord distance of 827.0 feet from the last described point; thence S19°30'11"E a distance of 903.55 feet to a point on the North right-of-way line of the Burlington Northern Railroad; thence N84°35'45"E and on the aforesaid North right-of-way line a distance of 518.48 feet to the place of beginning. Containing 12.03 acres, more or less.

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.

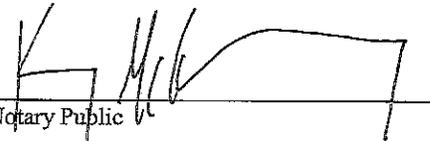


Calvin K. Kugler

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on January 16, 2026, by Calvin K. Kugler, a single person.

Comm. expires 



Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	439	2/9/2026	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002515300		51		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4129	4	12	34	2	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
964,640		24,680		989,320		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	4.000		6,860				
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	14.970		49,475		Shelterbelt/Timber								
	1D	122.140		403,675		Accretion								
	2D1					Waste								
	2D	3.150		9,875		Other								
	3D1					AG LAND TOTAL		307.690		947,915				
	3D					Roads		5.650						
	4D1	65.250		190,855		Farm Sites		1.000		13,840				
	4D	98.180		287,175		Home Sites								
						Recreation								
	Dwellings					Other		1.000		3,085				
	Outbuildings			24,680		Non-AG TOTAL		7.650		16,925				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER PROPERTY INTO REV TRUST	
Comments from	Comments:
002515300 002515400	
(Continue on back)	

136300
139300

NEBRASKA

Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

51

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. 02 Day 09 Yr. 2026		4 Date of Deed Mo. 02 Day 09 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Thomas R. Kuhlman Street or Other Mailing Address 108 E 13th Street City Juniaata State NE Zip Code 68955 Phone Number NA Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Thomas R. Kuhlman, Trustee, Thomas R. Kuhlman Revocable Trust Street or Other Mailing Address 108 E 13th Street City Juniaata State NE Zip Code 68955 Phone Number NA Email Address NA			
				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"/>	

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"/> 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		11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
		<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"/> Sale <input type="checkbox"/> Satisfaction of Contract		<input checked="" type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)	

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"/> Other
<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Ex-spouse
<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Parents and Child
<input checked="" type="checkbox"/> Self	<input type="checkbox"/> Spouse	<input type="checkbox"/> Step-parent and Step-child

14 What is the current market value of the real property? \$473,965.00	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 18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as grantee.
--	--

20 Legal Description (Attach additional pages, if needed.)
The Southwest Quarter (SW1/4) and the Northwest Quarter (NW1/4) of Section Thirty-four (34), in Township Four (4) North, of Range Twelve (12), West of the 6th P.M. in Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction: 155.34

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(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.

Matthew D. Baack Print or Type Name of Grantee or Authorized Representative	(402) 834-3300 Phone Number
 Signature of Grantee or Authorized Representative	02/09/2026 Date
Attorney at Law	Title

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 2 Day 9 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt #4	30 Recording Data BK2026 Pg 439

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

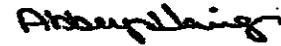
Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 02/09/26
\$ Ex004 By AS

Bk 2026, Pg 439

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 09 day of February A.D., 2026, at 02:45 o'clock PM. Recorded in Book 2026 on Pages 439-440



County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

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

WARRANTY DEED

Thomas R. Kuhlman, a single person, *Grantor*, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to Thomas R. Kuhlman, Trustee, Thomas R. Kuhlman Revocable Trust dated February 2, 2026, *Grantee*, the following described real estate (as defined in NEB. REV. STAT. Section 76-201) in Webster County, Nebraska:

The Southwest Quarter (SW1/4) and the Northwest Quarter (NW1/4) of Section Thirty-four (34), in Township Four (4) North, of Range Twelve (12), West of the 6th P.M. in Webster County, Nebraska.

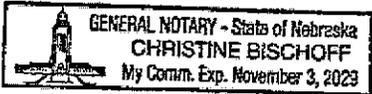
Grantor covenants with the *Grantee* that *Grantor* (1) is lawfully seized of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record; (2) has legal power and lawful authority to convey the same; (3) warrants and will defend the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

EXECUTED: February 9, 2026.


Thomas R. Kuhlman, *Grantor*

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on the 9th day of February 2026, by **Thomas R. Kuhlman**, a single person, *Grantor*.



[Handwritten Signature] _____

Notary Public

Christine Bischoff _____

Printed Name

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	441	2/10/2026	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000156900		52		4 12		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10070		003	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,970		60,790		62,760		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple. Improvements. :				Multiple. Improvements. :						
Construction Date:				Construction Date : 1910				Construction Date :						
Floor:				Floor Sq. Ft. : 1,149				Floor Sq. Ft. :						
Building Cost New:				Cost : 162,415				Cost :						
Single Family Style: 101				Residential Condition: 30				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 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; \$47,000 BELOW ASSESSED VALUE														
Comments from						Comments:								
(Continue on back)														

39440

NEBRASKA

Good Life. Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

52

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. 02 Day 10 Yr. 2026, 4 Date of Deed Mo. 02 Day 10 Yr. 2026, 5 Grantor's Name, Address, and Telephone (Please Print) Ryan J Lammers, 6 Grantee's Name, Address, and Telephone (Please Print) Riley Nichols

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status Improved, (B) Property Type Single Family, (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 Auction, Court Decree, Exchange, Distribution, Foreclosure, Grantor Trust, Irrevocable Trust, Life Estate, Partition, Revocable Trust, Satisfaction of Contract, Transfer on Death, Trustee to Beneficiary, 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.) Yes, No, Aunt or Uncle to Niece or Nephew, Family Corp., Partnership, or LLC, Self, Other, Brothers and Sisters, Grandparents and Grandchild, Spouse, Ex-spouse, Parents and Child, Step-parent and Step-child

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

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

20 Legal Description (Attach additional pages, if needed.) Lots Thirteen (13), Fourteen (14) and Fifteen (15), Block Three (3), Garber's Second Addition to the City of Red Cloud, Webster County, Nebraska.

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

Table with 2 columns: Item, Amount. 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 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) 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.

sign here Print or Type Name of Grantee or Authorized Representative Amber Stoner, office clerk, Signature of Grantee or Authorized Representative, Title, Phone Number 2-10-26, Date

Register of Deed's Use Only 28 Date Deed Recorded Mo. 2 Day 10 Yr. 26, 29 Value of Stamp or Exempt Number \$34.80, 30 Recording Data BK2026, Pg 441, For Dept. Use Only

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

State of Nebraska } ss.
County of Webster }

BOOK 2026 PAGE 441

Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of Feb A.D., 2026 at 11:38 o'clock A. M. Recorded in Book 2026 on Page 441
Robert Hering County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-10-26
\$ 34.80 By AB

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

WARRANTY DEED

Ryan J. Lammers, a single person, GRANTOR, in consideration of FIFTEEN THOUSAND AND NO/100 DOLLARS (\$15,000.00) receipt of which is hereby acknowledged, convey to Riley Nichols, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Thirteen (13), Fourteen (14) and Fifteen (15), Block Three (3), Garber's Second Addition to the City of Red Cloud, Webster County, Nebraska.

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

(1) is lawfully seized of such real estate and that it is free from encumbrances, except 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 February 10, 2026.

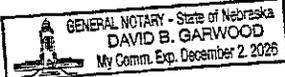


Ryan J. Lammers

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on February 10, 2026, by Ryan J. Lammers, a single person.

Comm. expires 12-2-26


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



Notary Public

37170

Real Estate Transfer Statement

53

• 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. 02 Day 11 Yr. 2026	4 Date of Deed Mo. 02 Day 11 Yr. 2026
-------------------------------	-----------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Pamela Livingston Street or Other Mailing Address 432 West 6th Avenue City Red Cloud State NE Zip Code 68970 Phone Number 6072822543 Email Address NA		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Cornelia Livingston Street or Other Mailing Address 533 North Chestnut City Red Cloud State NE Zip Code 68970 Phone Number 6175158850 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 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 checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> 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 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"/> 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?
\$1970

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
533 North Chestnut Street, Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lot One (1) and the North one-half (N1/2) of Lot Two (2), Block Three (3), LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed.....	22	\$	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 5

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

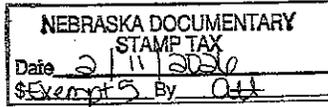
Cornelia Livingston Print or Type Name of Grantee or Authorized Representative	6175158850 Phone Number
<i>Don E. Theobald</i> Signature of Grantee or Authorized Representative	Attorney Title
	2-11-2026 Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 2 Day 11 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt 5	30 Recording Data BK 2026, Pg 457

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 11th day of February A.D., 2026, at 11:28 o'clock A.M. Recorded in Book 2026 on Page 457
Abbey Tang County Clerk
\$10.00 Deputy
Ind Comp Assessor Carded



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

WARRANTY DEED

Pamela Livingston, a single person, Grantor, in consideration of Love and Affection conveys to Cornelia Livingston, a single person, Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot One (1) and the North one-half (N½) of Lot Two (2), Block Three (3), LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska

Grantor covenants, jointly and severally, with Grantee that Grantors:

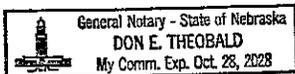
- (1) is lawfully seized of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed February 11, 2026.

Pamela Livingston
Pamela Livingston

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on February 11, 2026 by Pamela Livingston, a single person.



Don E. Theobald
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	460	2/11/2026	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000151300		54		4 05		GeoCde	Trn	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								
7,330		94,000		101,330		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 :					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:														
QCD; DISSOLUTION														
Comments from					Comments:									
000151300 000151500 000152500														
(Continue on back)														

Real Estate Transfer Statement

54

FORM 521

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

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. <u>2</u> Day <u>11</u> Yr. <u>26</u>	4 Date of Deed Mo. <u>2</u> Day <u>11</u> Yr. <u>26</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Candice S Bell, sometimes known as Candace Bell Street or Other Mailing Address 320 13th Avenue City Franklin State NE Zip Code 68939 Phone Number 4027464616 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Steve Bell Street or Other Mailing Address 779 Hwy 281 City Red Cloud State NE Zip Code 68970 Phone Number 4027464616 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 type="checkbox"/> No Email Address	

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

(A) Status	(B) Property Type	(C)
<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"/> 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 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"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input checked="" type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
		<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 type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input checked="" 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?
101330

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
**129 and 234 South Seward Street
Red Cloud, NE 68970**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Steve Bell
779 Hwy 281
Red Cloud, NE 68970**

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
 Lots 1-3 and 4-8, Block 1, Jackson's Addition to Red Cloud AND
 Lots 9-12, Block 2, Railroad Addition, Red Cloud, ALL in Webster County, NE

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 _____

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 **Jaclyn N Daake** Print or Type Name of Grantee or Authorized Representative

Jaclyn N Daake Signature of Grantee or Authorized Representative attprney Title

3089282165 Phone Number
2/11/26 Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. <u>2</u> Day <u>12</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ <u>Exempt # 5ai</u>	30 Recording Data <u>BK 2026, Pg 460</u>	

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 02/12/26
\$Ex005ai By AS

Bk 2026, Pg 460

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 12 day of February A.D., 2026, at 11:14 o'clock AM. Recorded in Book 2026 on Page 460

Abbey King County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

Return to: DLO, PO Box 528, Alma, NE 68920

QUITCLAIM DEED

CANDICE S. BELL, sometimes known as CANDACE BELL, a single individual (GRANTOR), does hereby convey, quitclaim, and release any interest he/she may have in the following-described real estate to STEVE BELL (GRANTEE):

LOTS 1-3, BLOCK 1, JACKSON'S ADDITION TO RED CLOUD,
WEBSTER COUNTY, NEBRASKA

LOTS 4-8, BLOCK 1, JACKSON'S ADDITION TO RED CLOUD,
WEBSTER COUNTY, NEBRASKA

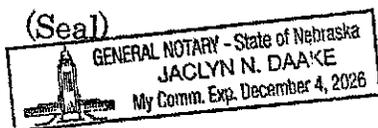
LOTS 9-12, BLOCK 2, RAILROAD ADDITION TO RED CLOUD,
WEBSTER COUNTY, NEBRASKA

Date: 2/11/2026

Candice S. Bell
Candice S. Bell

STATE OF NEBRASKA)
)
HARLAN COUNTY)

The foregoing instrument was acknowledged before me on February 11th, 2026 by CANDICE S. BELL, a single individual, as his/her voluntary act and deed.



Jaclyn N. DAAKE
Notary Public

470

Real Estate Transfer Statement

55

• 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. 02 Day 11 Yr. 2026		4 Date of Deed Mo. 02 Day 11 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Arlo Thayer and Debra Thayer Street or Other Mailing Address PO Box 95 City Bladen State NE Zip Code 68928 Phone Number NA Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Darion McConaghay and Julia McConaghay Street or Other Mailing Address 312 Helen St. City Bladen State NE Zip Code 68928 Phone Number NA Email Address NA			
				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

<input type="checkbox"/> Conservator <input type="checkbox"/> 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"/> Foreclosure <input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Partition	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> 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?
30000

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
312 W. Helen St.
Bladen, NE 68929

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots Three (3) and Four (4), Block Two (2), Spence's Addition to the Village of Bladen, Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed	22 \$ 30,000.00
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 \$ 30,000.00

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

Pierce D. Fiala
Print or Type Name of Grantee or Authorized Representative

[Signature]
Signature of Grantee or Authorized Representative

(402) 834-3300
Phone Number

Attorney at Law
Title

02/12/2026
Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 2 Day 12 Yr. 26	29 Value of Stamp or Exempt Number \$ 69.60	30 Recording Data BK2026, Pg 461

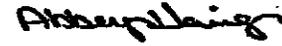
Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 02/12/26
\$ 69.60 By AS

Bk 2026, Pg 461

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 12 day
of February A.D., 2026, at 11:46
o'clock AM. Recorded in Book 2026
on Pages 461-462



County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

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

WARRANTY DEED

Arlo Thayer and Debra Thayer, 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 Darion McConaghay and Julia McConaghay, husband and wife, *Grantee*, the following described real estate (as defined in NEB. REV. STAT. Section 76-201) in Webster County, Nebraska:

Lots Three (3) and Four (4), Block Two (2), Spence's Addition to the Village of Bladen, 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 subject to 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: February 11, 2026.


Arlo Thayer, *Grantor*


Debra Thayer, *Grantor*

State of Nebraska)
) ss.
County of Adams)

The foregoing instrument was acknowledged before me on the 11th day of February 2026, by Arlo Thayer and Debra Thayer, husband and wife, *Grantor*.



Pierce Fiala

Signature, Notary Public

Pierce Fiala

Printed Name, Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	499	2/2/2026	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001304100		56		4 05		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4135	4	9	8	1	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
559,455		126,910		686,365		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	14.100	90,240	GRASSLAND	1G1	65.620	112,540							
	1A	0.530	3,390		1G	31.790	54,520							
	2A1				2G1	28.850	44,865							
	2A				2G									
	3A1				3G1									
	3A				3G									
	4A1	11.950	70,145		4G1									
	4A				4G									
DRYLAND	1D1	72.230	238,720	Shelterbelt/Timber										
	1D	7.080	23,400	Accretion										
	2D1	1.310	4,110	Waste		8.510	4,255							
	2D	7.990	25,050	Other										
	3D1			AG LAND TOTAL		269.620	728,745							
	3D			Roads		5.960								
	4D1	2.100	6,145	Farm Sites		1.000	13,840							
	4D	17.560	51,365	Home Sites		1.000	25,000							
				Recreation										
	Dwellings		94,495	Other										
	Outbuildings		32,415	Non-AG TOTAL		7.960	38,840							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
PERSONAL REPRESENTATIVE'S DEED; TRANSFER TO SPOUSE	
Comments from	Comments:
001304100 001700700 001706901	
(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 91	3 Date of Sale/Transfer Mo. <u>2</u> Day <u>2</u> Yr. <u>2026</u>	4 Date of Deed Mo. <u>2</u> Day <u>2</u> Yr. <u>2026</u>
-------------------------------	-----------------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Charles H Hoffman PR Estate of William L Armstrong Street or Other Mailing Address 2115 Park Drive City State Zip Code Grand Island NE 68801 Phone Number 308-390-5094 Email Address charles.h.fire@gmail.com			6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Margaret J. Armstrong C/O Charles Hoffman Street or Other Mailing Address 2115 Park Drive City State Zip Code Grand Island NE 68801 Phone Number 308-390-5094 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 charles.h.fire@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 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 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 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 type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child	<input type="checkbox"/> Self <input checked="" 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?
849,054.00

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
1710 Road Z, Blue Hill, NE and rural Webster County

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Charles Hoffman
2115 Park Drive
Grand Island, NE 68801

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 320.

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 15.

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

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

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

sign here Jennifer Fleischer
Print or Type Name of Grantee or Authorized Representative

402-762-3524
Phone Number

Signature of Grantee or Authorized Representative Attorney Title
2/4/2026
Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>2</u> Day <u>13</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ Exempt #15	30 Recording Data BK 2026, Pg 499

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

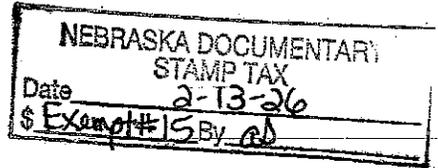
THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4NW1/4) OF SECTION ELEVEN (11), TOWNSHIP FOUR (4) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M. WEBSTER COUNTY, NEBRASKA

½ INTEREST IN THE EAST HALF OF THE NORTHEAST QUARTER (E1/2NE1/4), SECTION EIGHT (8), TOWNSHIP FOUR (4) NORTH, RANGE NINE (9), WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA

½ INTEREST IN THE SOUTHWEST QUARTER (SW1/4) SECTION TWO (2), TOWNSHIP FOUR (4) NORTH, RANGE TEN (10), WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of Feb A.D., 2026, at 10:19 o'clock A.M. Recorded in Book 2026 on Page 499-500
Abbey King County Clerk
16.00 AD Deputy
Ind Comp Assessor Carded



PERSONAL REPRESENTATIVES DEED

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

CHARLES H. HOFFMAN, Personal Representative of the Estate of William L. Armstrong, Deceased pursuant to appointment by the County Court of Adams County, Nebraska, herein called Grantors, in consideration of one dollar and other valuable consideration, received from grantee, do grant, bargain, sell, convey and confirm unto MARGARET J. ARMSTRONG, a single person, Grantee, the following described real estate in Webster County, Nebraska:

16095 THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4NW1/4) OF SECTION ELEVEN (11), TOWNSHIP FOUR (4) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M. WEBSTER COUNTY, NEBRASKA

16090 1/2 INTEREST IN THE EAST HALF OF THE NORTHEAST QUARTER (E1/2NE1/4), SECTION EIGHT (8), TOWNSHIP FOUR (4) NORTH, RANGE NINE (9), WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA

16090 1/2 INTEREST IN THE SOUTHWEST QUARTER (SW1/4) SECTION TWO (2), TOWNSHIP FOUR (4) NORTH, RANGE TEN (10), WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA

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

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

Executed: February 2, 2026

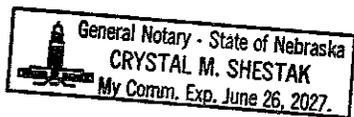
Charles H. Hoffman
Charles H. Hoffman, Personal Representative
of the Estate of William L. Armstrong, Grantor

STATE OF NEBRASKA)

COUNTY OF Clay)
) SS.

Before me, a notary public qualified for said county, personally came Charles H. Hoffman, Personal Representative of the Estate of William L. Armstrong, known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

Witness my hand and notarial seal on February 2, 2026



Crystal M Shestak
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	504	2/9/2026	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001708800		57		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	15	1	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
81,725		169,555		251,280		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	1.920		3,295				
	1A						1G	11.250		19,295				
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	6.340		20,955		Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		19.510		43,545				
	3D					Roads		1.470						
	4D1					Farm Sites		1.000		13,840				
	4D					Home Sites		1.000		25,000				
						Recreation								
	Dwellings			158,395		Other								
	Outbuildings			11,160		Non-AG TOTAL		3.470		38,840				

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

(Continue on back)

46100

Real Estate Transfer Statement

57

• 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. <u>02</u> Day <u>09</u> Yr. <u>2026</u>		4 Date of Deed Mo. <u>02</u> Day <u>09</u> Yr. <u>2026</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Steven T. Fielder and Renee K. Fielder Street or Other Mailing Address 2275 Road 1700 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) Nathan D. Fielder and Joseph S. Fielder Street or Other Mailing Address PO Box 173 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	(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 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 Steven Fielder & Renee Fielder**

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?
251280

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
**2275 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 22.98

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.

sign here

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

[Signature] Attorney at Law
 Signature of Grantee or Authorized Representative Title 02/16/2026
 Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>2</u> Day <u>17</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ <u>Exempt # Sai</u>	30 Recording Data <u>BK2026 Pg 504</u>

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

Item 20: Legal Description

A tract of land in the Northeast Quarter (NE1/4) of Section Fifteen (15), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, described as follows: Beginning at the Northeast corner of said Section 15, thence West 1, 122 feet to a point; thence South-Southeasterly on an irregular line to a point 1,353 feet south of said Northeast corner of said Section 15, and 666 feet West; thence East 666 feet; thence North 1,353 feet to the Point of Beginning, EXCEPT one acre in the Northeast corner, being the North 250 feet of the East 261.3 feet of the Northeast Quarter (NE1/4) of said Section 15.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 02/17/26
\$Ex005ai By AS

Bk 2026, Pg 504

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 17 day
of February A.D., 2026, at 10:58
o'clock AM. Recorded in Book 2026
on Pages 504-505

Allyssa

County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

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

WARRANTY DEED

Steven T. Fielder and Renee K. Fielder, husband and wife, *Grantor*, whether one or more, in consideration of love and affection and other valuable consideration, receipt of which is hereby acknowledged, conveys to Nathan D. Fielder, a married person, and Joseph S. Fielder, a single person, *Grantee*, whether one or more, subject to the Life Estate of Steven T. Fielder and Renee K. Fielder, husband and wife, the following described real estate (as defined in NEB. REV. STAT. Section 76-201) in Webster County, Nebraska:

A tract of land in the Northeast Quarter (NE1/4) of Section Fifteen (15), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, described as follows: Beginning at the Northeast corner of said Section 15, thence West 1, 122 feet to a point; thence South-Southeasterly on an irregular line to a point 1,353 feet south of said Northeast corner of said Section 15, and 666 feet West; thence East 666 feet; thence North 1,353 feet to the Point of Beginning, EXCEPT one acre in the Northeast corner, being the North 250 feet of the East 261.3 feet of the Northeast Quarter (NE1/4) of said Section 15.

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

EXECUTED: February 9, 2026.

Steven T. Fielder

Steven T. Fielder, Grantor

Renee K. Fielder

Renee K. Fielder, Grantor

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	416	1/14/2026	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002206600		58		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4493	1	12	3	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
245,210				245,210		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	8.500	54,400	GRASSLAND	1G1									
	1A	2.700	17,280		1G									
	2A1	18.000	115,200		2G1									
	2A				2G									
	3A1	2.800	16,435		3G1									
	3A				3G									
	4A1				4G1									
	4A				4G									
DRYLAND	1D1				Shelterbelt/Timber									
	1D	0.500	1,655		Accretion									
	2D1	1.900	5,955		Waste	22.900	11,450							
	2D				Other									
	3D1				AG LAND TOTAL	72.000	265,375							
	3D				Roads	1.000								
	4D1				Farm Sites									
	4D	14.700	43,000		Home Sites									
					Recreation									
	Dwellings				Other									
	Outbuildings				Non-AG TOTAL	1.000								

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

(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 - 91	2 County Number 91	3 Date of Sale/Transfer Mo. 01 Day 14 Yr. 2026	4 Date of Deed Mo. 02 Day 05 Yr. 2026
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Rodger E Hersh, Trustee, Mary Ann Hersh Rvoc Trust Street or Other Mailing Address 879 River Road City Red Cloud State NE Zip Code 68970 Phone Number 402-746-2955 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Brandon and Marci Hersh; and Berrick and Taylor Hersh Street or Other Mailing Address 597 Road 500 City Inavale State NE Zip Code 68952 Phone Number 402-767-0410 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"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" 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		<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"/> 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"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input checked="" 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 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.)
Government Lots Nine (9) and Ten (10), in Section Three (3), Township One (1) 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 73+-

22 Total purchase price, including any liabilities assumed.	22	\$	292,000.00
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	\$	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** 402-746-3613
Print or Type Name of Grantee or Authorized Representative Phone Number

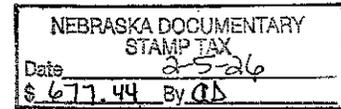
Attorney Feb 5 2026
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. <u>2</u> Day <u>5</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ <u>677.44</u>	30 Recording Data <u>BK 2026, Pg 416</u>	

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

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 5 day of Feb A.D., 2026, at 3:48 o'clock P.M. Recorded in Book 2026 on Page 416
Abby Hallig County Clerk
10.00 AD Deputy
Ind Comp Assessor Carded



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

JOINT TENANCY WARRANTY DEED

Rodger E. Hersh, Trustee of the Mary Ann Hersh Revocable Trust dated February 7, 2002, GRANTOR, whether one or more, in consideration of TWO HUNDRED NINETY THOUSAND AND NO/100 DOLLARS (\$290,000.00) and other valuable consideration receipt of which is hereby acknowledged, conveys to Brandon Hersh and Marci Hersh, husband and wife as joint tenants an undivided one-half (1/2) interest, and to Berrick Hersh and Taylor Hersh, husband and wife as joint tenants an undivided one-half (1/2) interest, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Government Lots Nine (9) and Ten (10), in Section Three (3), Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

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

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

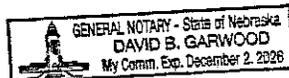
Executed February 5th, 2026.

Rodger E. Hersh
Rodger E. Hersh, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on February 5th, 2026, by Rodger E. Hersh, Trustee of the Mary Ann Hersh Revocable Trust dated February 7, 2002.

Comm. expires 12-2-26



David B. Garwood
Notary Public

26 70

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

59

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>02</u> Day <u>10</u> Yr. <u>26</u>		4 Date of Deed Mo. <u>02</u> Day <u>10</u> Yr. <u>26</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jerry Shaw & Glenda R. Shaw Street or Other Mailing Address 1109 W Lancaster St City Blue Hill State NE Zip Code 68930 Phone Number 402-461-1936 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Glenda R. Shaw Street or Other Mailing Address 1109 W Lancaster St City Blue Hill State NE Zip Code 68930 Phone Number 402-461-1936 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

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

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

8 Type of Deed

<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input 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"/> 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 checked="" type="checkbox"/> Spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	
<input type="checkbox"/> Ex-spouse					

14 What is the current market value of the real property?
\$214,345

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
1109 W Lancaster St., Blue Hill, NE 68930

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Glenda R Shaw
1109 W Lancaster St.
Blue Hill, NE 68930**

20 Legal Description (Attach additional pages, if needed.)
Lots Three (3), Four (4), Five (5) and Six (6), Block Ten (10), Hoover's Addition to the City of Blue Hill, Webster County, Nebraska.

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

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **5(a)(i)**

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions.)
 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 Daniel D. McMahon
Print or Type Name of Grantee or Authorized Representative

[Signature] Attorney for Grantee
Signature of Grantee or Authorized Representative Title

402-834-2022 Phone Number
02/17/26 Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>2</u> Day <u>17</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ <u>Exempt</u> # <u>5a1</u>	30 Recording Data <u>BKacab, Pg 506</u>

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

