

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	507	2/13/2026	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001901900		60		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdty	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	16	3	00000	1	000	8535		
Land		Improvements		Total		Date of Sale Property Classification Code								
124,715				124,715		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	54.000		92,610				
	1A						1G	2.990		5,130				
	2A1						2G1	19.650		30,555				
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G	0.120		160				
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		76.760		128,455				
	3D					Roads		2.970						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		2.970						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S DEED; TRANSFER FROM PARENT TO CHILD	
Comments from	Comments:

(Continue on back)

Real Estate Transfer Statement

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

FORM
521

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

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. <u>02</u> Day <u>13</u> Yr. <u>2026</u>	4 Date of Deed Mo. <u>02</u> Day <u>13</u> Yr. <u>2026</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jeanne M. Theis, Trustee of the Jeanne M. Theis Revocable Trust		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michael E. Theis, a single person	
Street or Other Mailing Address P.O. Box 1316		Street or Other Mailing Address P.O. Box 1316	
City Hastings	State NE	Zip Code 68902-1316	City Hastings
			State NE
			Zip Code 68902-
Phone Number (402) 469-5603		Phone Number (402) 469-5603	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address NA		Email Address NA	If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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

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

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

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse Ex-spouse <input type="checkbox"/> Parents and Child <input checked="" type="checkbox"/> Step-parent and Step-child	14 What is the current market value of the real property? \$124,715.00
---	--

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--	---

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes CHARTER TITLE <input type="checkbox"/> No	18 Address of Property , NE 18a <input type="checkbox"/> No address assigned 18b <input checked="" type="checkbox"/> Vacant Land
--	---

19 Name and Address of Person to Whom Tax Statement Should be Sent Michael E. Theis PO Box 1316 Hastings, NE 68902-1316	20 Legal Description The West Half of the Southwest Quarter (W1/2SW1/4) of Section 16, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska.
---	---

21 If agricultural, list total number of acres transferred in this transaction _____.	22 Total purchase price, including any liabilities assumed _____
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 \$ 124,715.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____.	
26 Is an affidavit as described in <u>Neb. Rev. Stat § 76-2.141</u> 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 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.

Michael E. Theis (402) 469-5603
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Michael E. Theis Grantee or Authorized Representative 02/13/2026
 Signature of Grantee or Authorized Representative Title Date
Michael E. Theis

sign here

REGISTER OF DEED'S USE ONLY		For Dept. Use Only
28 Date Deed Recorded Mo. <u>2</u> Day <u>18</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ <u>290.00</u>	30 Recording Data BK 2026 Pg 507

State of Nebraska } ss.
County of Webster }

BOOK 2026 PAGE 507

Entered on the numerical index and filed for record in the Clerk's office of said county this 18 day of Feb A.D., 2026, at 9:18 o'clock A.M., Recorded in Book 2026 on Page 507
Anthony Thais County Clerk
AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-18-26
\$ 290.00 By AD

AFTER RECORDING RETURN TO:
Charter Title & Escrow
747 N. Burlington Ave. Suite G208
Hastings, NE. 68901

TRUSTEE'S DEED

For the consideration of One Dollar and other goods and valuable consideration, Michael E. Theis, Trustee of the Jeanne M. Theis Revocable Trust, hereby conveys to GRANTEE

Michael E. Theis, a single person,

the following described real estate in Webster County, Nebraska:

The West Half of the Southwest Quarter (W1/2SW1/4) of Section 16, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska.

subject to easements and restrictions of record.

- GRANTOR covenants with GRANTEES that GRANTOR:
- (1) is lawfully seized of such real estate 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 any acts of the GRANTOR.

Executed this 13th day of February, 2026.

The Jeanne M. Theis Revocable Trust

Michael E. Theis
By: Michael E. Theis
It's: Trustee

STATE OF Nebraska
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 13th day of February, 2026 by Michael E. Theis, Trustee of the Jeanne M. Theis Revocable Trust.

Sara A. Schutte
Notary Public Sara A. Schutte
My Commission expires 10/20/2026

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

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2026	523	2/18/2026	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002006000	61	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value				4245	3	11	34	3	00000	1	000	9915
Land	Improvements	Total		Date of Sale Property Classification Code								
758,170	10,655	768,825		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	4.530	7,765						
1A	52.000	332,800		1G	9.500	16,295						
2A1				2G1	5.300	8,240						
2A	11.500	70,780		2G	0.400	620						
3A1	34.100	200,165		3G1	7.800	11,660						
3A				3G								
4A1				4G1								
4A	29.700	174,340		4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL		154.830	822,665					
3D				Roads		4.000	13,840					
4D1				Farm Sites		1.000						
4D				Home Sites								
Dwellings				Recreation								
Outbuildings		10,655		Other								
				Non-AG TOTAL		5.000	13,840					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S DEED OF DISTRIBUTION; TRANSFER FROM TRUSTEE TO BENEFICIARY	
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. 02 Day 18 Yr. 2026	4 Date of Deed Mo. 02 Day 18 Yr. 2026
-------------------------------	-----------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Craig Thompson, Trustee of the Beth P Oaks Rvoc Trust Street or Other Mailing Address 200 Arrowood Road City Jonesborough State TN Zip Code 37659 Phone Number 423-612-8385 Email Address n/a	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Craig S Thompson, Trustee; and Scott R & Jeanne Renee Thompson Street or Other Mailing Address 200 Arrowood Road City Jonesborough State TN Zip Code 37659 Phone Number 423-612-8385 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"/> 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 checked="" 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 type="checkbox"/> Warranty	<input type="checkbox"/> Other _____
----------------	--	---	--	---	---	---	--------------------------------------

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

14 What is the current market value of the real property? \$1,034,777.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

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

18 Address of Property Rural Webster County, Nebraska	19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)
18a <input type="checkbox"/> No address assigned	18b <input checked="" type="checkbox"/> Vacant land

20 Legal Description (Attach additional pages, if needed.)
The Southwest Quarter (SW¼) of Section Thirty-four (34), Township Three (3) North, Range Eleven (11), West of the 6th P. M., Webster County, Nebraska, EXCEPT One acre, more or less, described as follows: Commencing 600 feet East of the Southwest corner of said SW¼; thence North 250 feet; thence East 250 feet; thence South 250 feet; thence West 250 feet to the point of beginning.

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	\$	0'00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0'00

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

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

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

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

sign here	David B. Garwood Print or Type Name of Grantee or Authorized Representative	402-746-3613 Phone Number
		02/20/26 Date
	Attorney	

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 2 Day 20 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt # 20	30 Recording Data BK2026 Pg 523
--	--	------------------------------------

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 Feb A.D., 2026, at 9:46 o'clock AM. Recorded in Book 2026 on Page 523
Abbey Hanig County Clerk
10.00 AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-20-26
\$ Exempt #20 By AD

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

Craig Thompson, Trustee of the Beth P. Oaks Revocable Trust u/a/d May 17, 2000, and Restated on August 5, 2021, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and Distribution to Beneficiary of Trust, conveys to Craig S. Thompson, Trustee of the Craig S. Thompson Trust dated January 9, 2025, an undivided one-half interest; and to Scott R. Thompson and Jeanne Renee Thompson, husband and wife as joint tenants, an undivided one-half interest; GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southwest Quarter (SW¼) of Section Thirty-four (34), Township Three (3) North, Range Eleven (11), West of the 6th P. M., Webster County, Nebraska, EXCEPT One acre, more or less, described as follows: Commencing 600 feet East of the Southwest corner of said SW¼; thence North 250 feet; thence East 250 feet; thence South 250 feet; thence West 250 feet to the point of beginning.

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

Executed February 18, 2026.

Craig Thompson TRUSTEE
Craig Thompson, Trustee

STATE OF TENNESSEE, COUNTY OF WASHINGTON) ss.

The foregoing instrument was acknowledged before me on February 18, 2026, by Craig Thompson, Trustee of the Beth P. Oaks Revocable Trust.

Comm. expires



Brandy M Chamberlain
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	524	2/18/2026	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002005100		62		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4245	3	11	28	0	00000	1	000	9795		
Land		Improvements		Total		Date of Sale Property Classification Code								
230,030				230,030		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 4					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	1.900		3,260				
	1A						1G	5.110		8,760				
	2A1						2G1	0.860		1,335				
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	26.920		88,970		Accretion								
	2D1					Waste								
	2D	19.250		60,350		Other								
	3D1					AG LAND TOTAL		77.200		230,415				
	3D					Roads		2.980						
	4D1	5.720		16,730		Farm Sites								
	4D	17.440		51,010		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		2.980						

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

69795

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. 02 Day 18 Yr. 2026	4 Date of Deed Mo. 02 Day 18 Yr. 2026
-------------------------------	-----------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Craig Thompson, Trustee of the Beth P Oaks Rvoc Trust Street or Other Mailing Address 200 Arrowood Road City Jonesborough State TN Zip Code 37659 Phone Number 423-612-8385 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Scott R & Jeanne Renee Thompson Street or Other Mailing Address 226 Berryhill Rd City Limestone State TN Zip Code 37681 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	
--	--	---	--

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 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 checked="" 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 type="checkbox"/> Warranty	<input type="checkbox"/> Other _____
--	---	--	---	---	---	--------------------------------------

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

10 Type of Transfer

<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition	<input checked="" type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death <input checked="" 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 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 checked="" type="checkbox"/> Other Trustee to Beneficiary
--	--	--	---	--

14 What is the current market value of the real property?
\$278,000.00

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

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

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

18 Address of Property
Rural Webster County, Nebraska

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The South Half of the Southeast Quarter (S½SE¼) of Section Twenty-eight (28), Township Three (3) North, Range Eleven (11), West of the 6th P. M., Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction 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	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

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

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

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

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

sign here

David B. Garwood Print or Type Name of Grantee or Authorized Representative	402-746-3613 Phone Number
<i>David B. Garwood</i> Signature of Grantee or Authorized Representative	J-20-26 Date
Attorney	Title

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 2 Day 20 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt # 20	30 Recording Data BK 2026, Pg 524
--	--	--------------------------------------

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

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of Feb A.D., 2026, at 9:49 o'clock a.M. Recorded in Book 2026 on Page 524
Anthony Hainig County Clerk
10.00 Deputy
Ind. Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-20-26
\$ Exempt #20 By AD

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

Craig Thompson, Trustee of the Beth P. Oaks Revocable Trust u/a/d May 17, 2000, and Restated on August 5, 2021, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and Distribution to Beneficiary of Trust, conveys to Scott R. Thompson and Jeanne Renee Thompson, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half of the Southeast Quarter (S½SE¼) of Section Twenty-eight (28), Township Three (3) North, Range Eleven (11), West of the 6th P. M., Webster County, Nebraska.

GRANTOR has determined that the GRANTEE is the person entitled to distributon of the real estate from said estate. GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey and release the same.

Executed February 18, 2026.

Craig Thompson TRUSTEE
Craig Thompson, Trustee

STATE OF TENNESSEE, COUNTY OF WASHINGTON) ss.

The foregoing instrument was acknowledged before me on February 18, 2026, by Craig Thompson, Trustee of the Beth P. Oaks Revocable Trust.

Comm. expires _____
BRANDY M CHAMBERLAIN
STATE OF TENNESSEE
NOTARY PUBLIC
WASHINGTON COUNTY
OCTOBER 26, 2026

Brandy M Chamberlain
Notary Public

Real Estate Transfer Statement

63

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>21</u> Yr. <u>2026</u>	4 Date of Deed Mo. <u>01</u> Day <u>21</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 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? If Yes, is the grantee a 509(a) foundation? Yes Yes No No Email Address N/A	

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input checked="" type="checkbox"/> 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 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 exchanges (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 **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.)
 Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLO Self Other _____
 Brothers and Sisters Grandparents and Grandchild Spouse
 Ex-spouse Parents and Child Step-parent and Step-child

14 What is the current market value of the real property?
100.00

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

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

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

18 Address of Property
N/A

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Nebraska 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 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 Phone Number: 402-479-4461

Signature of Grantee or Authorized Representative: [Signature] ROW Project Manager Title: _____ Date: 2/19/2026

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>2</u> Day <u>23</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ <u>Exempt # 2</u>	30 Recording Data <u>BK2026 Pg 540</u>

Exhibit A
To Form 521 - Real Estate Transfer Statement

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

Bret Hoffman and Oyun-Erdene Gereltsetseg, husband and wife ;
16620 W Jenan Drive
Surprise, AZ 85388-6072

Phone No.: (402) 669-6202

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 11 AND 12, BLOCK 20, SMITH AND MOORE'S ADDITION TO RED CLOUD, WEBSTER COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS THE EAST 3.20 FEET OF LOTS 11 AND 12 CONTAINING 159.77 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: 02/23/26

\$ Ex002 By AS

Bk 2026, Pg 540

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 February A.D., 2026, at 02:40
o'clock PM. Recorded in Book 2026
on Pages 540-543

Anthony [Signature]

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: 28 (01/21/2026)

KNOW ALL PERSONS BY THESE PRESENTS:

THAT : **Bret Hoffman and Oyun-Erdene Gereltsetseg, husband and wife**

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 11 AND 12, BLOCK 20, SMITH AND MOORE'S ADDITION TO RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 159.77 SQUARE FEET, MORE OR LESS.

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

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: 28 (01/21/2026)

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: 28 (01/21/2026)

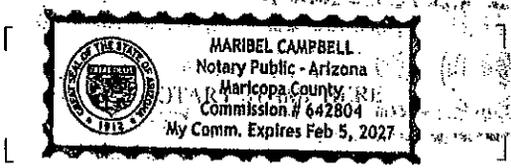
Duly executed this 21 day of January, A.D. 2020.

Oyun-Erdene Gereltsetseg
Oyun-Erdene Gereltsetseg

STATE OF Arizona)
COUNTY OF Maricopa)ss.

The foregoing instrument was acknowledged before me this 21st day of January,
A.D., 2020, by Oyun-Erdene Gereltsetseg.

Maribel Campbell
Notary Public



WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 28 (01/21/2026)

Duly executed this 21 day of January, A.D. 2026

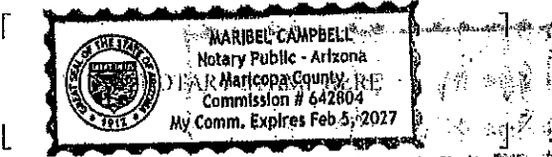
Bret Hoffman

Bret Hoffman

STATE OF Arizona)
COUNTY OF Maricopa)ss.

The foregoing instrument was acknowledged before me this this 21st day of January,
A.D., 2026, by Bret Hoffman.

Maribel Campbell
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	560	2/25/2026	Base: 91-0002	Affiliated:			Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001503600		64		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4373	2	10	31	3	00000		000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
25,000		67,135		92,135		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 01	C) 5	D) 3	E) 0	F) 4					
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						Acerefion							
	2D1						Waste							
	2D						Other							
	3D1					AG LAND TOTAL								
	3D					Roads	0.140							
	4D1					Farm Sites								
	4D					Home Sites	0.920						25,000	
						Recreation								
	Dwellings				62,700	Other								
	Outbuildings				4,435	Non-AG TOTAL	1.060						25,000	

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

(Continue on back)

Real Estate Transfer Statement

64

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 16 Yr. 2026; 4 Date of Deed: Mo. 02 Day 25 Yr. 2026; 5 Grantor's Name: Lucreatia Shannon; 6 Grantee's Name: Quinton Rasser-Naden; 702 Road 1300; Red Cloud, NE 68970; 402-746-0306; n/a

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status: Improved [checked]; (B) Property Type: Single Family [checked]; (C) Mobile Home []

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

9 Was transfer part of IRS like-kind exchange? []; 10 Type of Transfer: Distribution [], Foreclosure [], Irrevocable Trust [], Revocable Trust [], Transfer on Death []; Auction [], Easement [], Gift [], Life Estate [], Sale [checked]; Buyer [], Seller [], No [checked]; Court Decree [], Exchange [], Grantor Trust [], Partition [], Satisfaction of Contract [], Other []

11 Was ownership transferred in full? [checked] Yes; 12 Was real estate purchased for same use? [checked] Yes

13 Was the transfer between relatives? [checked] 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? [checked] No

16 Does this conveyance divide a current parcel of land? [checked] No; 17 Was transfer through a real estate agent or a title company? [checked] No

18 Address of Property: 702 Road 1300, 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.) (See description attached)

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: \$ 17,000.00; 23 Was non-real property included in the purchase? \$ 0.00; 24 Adjusted purchase price paid for real estate: \$ 17,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number n/a; 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? [checked] 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.

Signatures: David B. Garwood (Print or Type Name of Grantee or Authorized Representative), Rony J. Mc Grucken (Attorney); Date: Feb, 25 2026

Register of Deed's Use Only: 28 Date Deed Recorded: Mo. 2 Day 25 Yr. 26; 29 Value of Stamp or Exempt Number: \$ 39.44; 30 Recording Data: BK 2026, Pg 560

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

A tract of land bounded by a line commencing at a point on the East Boundary of the County Road 288.5 feet North and 33 feet East of the Southwest corner of Section Thirty-one (31), Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; extending thence 90 degrees in an Easterly direction 236.7 feet; thence 90 degrees in a southerly direction 248.7 feet more or less to a point on the North boundary line of U.S. Highway 136; thence Westerly along and coincident with said North highway boundary 241.4 feet more or less to its intersection with the East boundary of said county road; thence Northerly along and coincident with the East boundary of said county road 212.9 feet more or less to the point of beginning, containing 1.30 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 25 day of Feb, A.D., 2026, at 2:05 o'clock p.M., Recorded in Book 2026 on Page 560
Albert Hanig County Clerk
D.P.O. Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>2-25-26</u>
\$ <u>39.44</u>	By <u>AB</u>

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

WARRANTY DEED

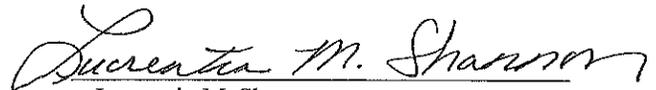
Lucretia M. Shannon, a single person, GRANTOR, in consideration of SEVENTEEN THOUSAND AND NO/100 DOLLARS (\$17,000.00) receipt of which is hereby acknowledged, convey to Quinton Rasser-Naden, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land bounded by a line commencing at a point on the East Boundary of the County Road 288.5 feet North and 33 feet East of the Southwest corner of Section Thirty-one (31), Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; extending thence 90 degrees in an Easterly direction 236.7 feet; thence 90 degrees in a southerly direction 248.7 feet more or less to a point on the North boundary line of U.S. Highway 136; thence Westerly along and coincident with said North highway boundary 241.4 feet more or less to its intersection with the East boundary of said county road; thence Northerly along and coincident with the East boundary of said county road 212.9 feet more or less to the point of beginning, containing 1.30 acres, more or less.

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 25, 2026.

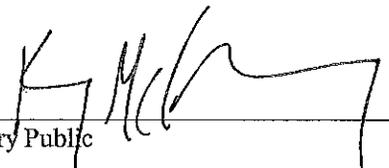

Lucretia M. Shannon

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on February 25, 2026, by Lucretia M. Shannon, a single person.

Comm. expires




Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	571	2/26/2026	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000128000		65		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		013	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
3,285		15,735		19,020		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. :									
Construction Date:					Construction Date : 1875									
Floor:					Floor Sq. Ft. : 700									
Building Cost New:					Cost : 101,440									
Single Family Style: 101					Residential Condition: 20									
(100) <input type="checkbox"/> Mobile Home					(10) <input type="checkbox"/> Worn Out									
(101) <input checked="" type="checkbox"/> One Story					(20) <input checked="" type="checkbox"/> Badly Worn									
(102) <input type="checkbox"/> Two Story					(30) <input type="checkbox"/> Average									
(103) <input type="checkbox"/> Split Level					(40) <input type="checkbox"/> Good									
(104) <input type="checkbox"/> 1 1/2 Story					(50) <input type="checkbox"/> Very Good									
(111) <input type="checkbox"/> Bi-Level					(60) <input type="checkbox"/> Excellent									
(106) <input type="checkbox"/> Other														
Townhouse or Duplex Style:					Residential Quality: 10									
(301) <input type="checkbox"/> One Story					(10) <input checked="" type="checkbox"/> Low									
(302) <input type="checkbox"/> Two Story					(20) <input type="checkbox"/> Fair									
(307) <input type="checkbox"/> 1 1/2 Story					(30) <input type="checkbox"/> Average									
(308) <input type="checkbox"/> Split Level					(40) <input type="checkbox"/> Good									
(309) <input type="checkbox"/> 2 1/2 Story					(50) <input type="checkbox"/> Very Good									
(304) <input type="checkbox"/> One Story Duplex					(60) <input type="checkbox"/> Excellent									
(305) <input type="checkbox"/> Two Story Duplex														
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from					Comments:									
(Continue on back)														

3/20/20

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 - \$1	2 County Number	3 Date of Sale/Transfer Mo. <u>02</u> Day <u>26</u> Yr. <u>2026</u>	4 Date of Deed Mo. <u>02</u> Day <u>05</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) Mikah Bergman Street or Other Mailing Address 934 N Elm St. City Red Cloud State NE Zip Code 68970 Phone Number 970-497-0873 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address NA	
--	--	--	--

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

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

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> 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?
29,000.00

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

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

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

18 Address of Property
934 N. Elm St., 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.)
Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) and Seventeen (17), Block Thirteen (13), 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 \$	29,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$	0
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$	29,000.00
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. § 78-2-141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No		

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

sign here

Mikah Bergman
Print or Type Name of Grantee or Authorized Representative

[Signature]
Signature of Grantee or Authorized Representative

Grantee
Title

970-497-0873
Phone Number

2/28/2026
Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>2</u> Day <u>26</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ <u>67.28</u>	30 Recording Data BK 2026, Pg 571

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 02/26/26
\$ 67.28 By AS

Bk 2026, Pg 571

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 26 day of February A.D., 2026, at 03:23 o'clock PM. Recorded in Book 2026 on Pages 571-572

Arbuckle

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

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

Mikah Bergman

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

Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) and Seventeen (17), Block Thirteen (13), 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.

Executed this 5 day of Feb, 2026.

Van Beber Properties, LLC

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

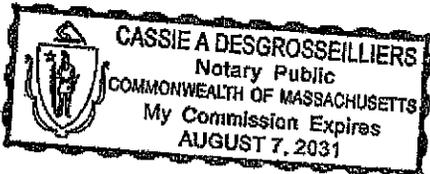
STATE OF Massachusetts

COUNTY OF Barnstable^{5th}

Signed and sworn to before me the 26th of February, 2026, by Charles R. Van Beber, the Member/Manager of Van Beber Properties, LLC, on behalf of the Limited Liability Corp..

Cassie A DesGrosseilliers
Notary Public

Affix stamp/seal:



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code													
91	2026	588	3/3/2026	Base: 65-0011	Affiliated:		Unified:										
Location ID		Sale Number		Useability & Code #		Parcel Number											
001013700		66		4 03		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel			
Date of Sale Assessed Value				4487	1	9	34	0	00000	1	000	0000					
Land		Improvements		Total		Date of Sale Property Classification Code											
2,402,905				2,402,905		Status	Property Type	Zoning	Location	City Size	Parcel Size						
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10								
LCG			ACRES:			VALUE:			LCG			ACRES:			VALUE:		
IRRIGATED	1A1					GRASSLAND	1G1	554.230			950,515						
	1A						1G	78.770			151,295						
	2A1						2G1	212.750			330,825						
	2A						2G	33.980			53,175						
	3A1						3G1	19.480			34,510						
	3A						3G	38.810			72,185						
	4A1						4G1										
	4A						4G	66.180			119,790						
DRYLAND	1D1					Shelterbelt/Timber											
	1D	17.320			57,245	Accretion											
	2D1					Waste											
	2D	78.840			247,165	Other											
	3D1	40.510			120,110	AG LAND TOTAL		1,254.230			2,468,400						
	3D					Roads		15.860									
	4D1	12.400			36,275	Farm Sites											
	4D	100.960			295,310	Home Sites											
						Recreation											
	Dwellings					Other											
	Outbuildings					Non-AG TOTAL		15.860									

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
COUNTY COMMISSIONER'S DEED; VACATED COUNTY ROAD	
Comments from	Comments:
001013700 001013800	
(Continue on back)	

Real Estate Transfer Statement

666

• 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 <u>Webster</u>		2 County Number <u>91</u>		3 Date of Sale/Transfer Mo. <u>3</u> Day <u>3</u> Yr. <u>26</u>		4 Date of Deed Mo. <u>3</u> Day <u>3</u> Yr. <u>26</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>Webster County</u> Street or Other Mailing Address <u>621 N Cedar</u> City <u>Red Cloud</u> State <u>NE</u> Zip Code <u>68970</u> Phone Number _____ Email Address _____				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>T-L Irrigation Co.</u> Street or Other Mailing Address <u>P.O. Box 1047</u> City <u>Hastings</u> State <u>NE</u> Zip Code <u>68902</u> Phone Number _____ Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input type="checkbox"/> Email Address _____			

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

8 Type of Deed	<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 type="checkbox"/> Warranty <input checked="" type="checkbox"/> Other _____
----------------	--

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No	10 Type of Transfer
	<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Foreclosure <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> 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?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

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

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

20 Legal Description (Attach additional pages, if needed.) <u>Road 2300 between Road A and Road B, Township One (1) north, Range Nine (9) West between Sections 34 and 35, Webster County, Nebraska.</u>
21 If agricultural, list total number of acres transferred in this transaction _____

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

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

sign here	Print or Type Name of Grantee or Authorized Representative _____	Phone Number _____
	Signature of Grantee or Authorized Representative _____	Title _____ Date _____

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>3</u> Day <u>3</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ <u>Exempt #2</u>	30 Recording Data <u>BK2026, Pg 588</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 3 day of March A.D., 2026, at 9:03 o'clock AM. Recorded in Book 2026 on Page 588-589
Abbay-Hartig County Clerk
AC Deputy
Ind. Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-3-26
\$ Exempt #2 By AS

COUNTY COMMISSIONERS DEED
KNOW ALL MEN BY THESE PRESENTS

THIS DEED made this 3rd day of March 2026, by and between The County of Webster, State of Nebraska, a county duly organized and existing under and by virtue of the laws of the State of Nebraska, as a body politic and corporate, doing business by the name and style of "The County of Webster, State of Nebraska", having lawful authority to make this conveyance and having by proper resolution of the County Board of Commissioners of the County of Webster, State of Nebraska, authorized and directed this conveyance oat the regular March 3rd 2026 meeting of said County Board of Commissioners held at the office of said County Board of Commissioners in Red Cloud, Webster County, Nebraska, and at said meeting, Dan Shipman, Chairman of said Board, having been authorized and directed to execute and deliver a proper deed of the County of Webster, State of Nebraska, hereinafter referred to as "Grantor", to T-L Irrigation Co., hereinafter referred to as "Grantee".

WITNESSETH, that the said Grantor, in consideration of the vacation of the County Road by proper resolution by the Webster County Board of Commissioners does by these presents grant, bargain, sell and convey unto Grantee, T-L Irrigation Co., and to its heirs and assigns, all of the following described real estate situated in The County of Webster State of Nebraska, to-wit:

Road 2300 between Road A and Road B, Township One (1) North, Range Nine (9) West, between Sections Thirty-Four (34) and Thirty-Five (35), Webster County, Nebraska.

together with all the tenements, hereditaments and appurtenances to the same belonging, and all the title, claim or demand whatsoever of said grantor of, in and to the same or any part thereof.

TO HAVE AND TO HOLD the above-described premises, with the appurtenances unto said Grantee, to T-L Irrigation Co., its heirs and assigns forever; that The County of Webster, State of Nebraska, Grantor and its successors and assigns does hereby covenant, promise and agree to and with said Grantee and with its heirs and assigns that at the delivery of these presents it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance in fee simple of and in all and singular the above-granted and described premises with the appurtenances; that said premises were lawfully acquired by the County of Webster, State of Nebraska, which has lawful authority to sell said premises; that the same are free, clear, discharge and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances of what nature and kind so ever; that it will warrant and forever defend the same unto the grantees named herein and unto its assigns forever, against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, Grantor has caused this deed to be assigned on its behalf by the Chairman of the County Board of Commissioners, thereunto duly authorized so to do, and to be attested by the County Clerk of the County of Webster, State of Nebraska, and has caused its official seal to be hereunto affixed the day and year last above written.

ATTEST:

THE COUNTY OF WEBSTER,
STATE OF NEBRASKA


County Clerk

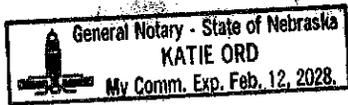

Chairman of the County Board of
Commissioners of the County of Webster,
State of Nebraska

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

On this 3rd day of March 2026, before me, the undersigned notary public in and for said State and County, personally came Dan Shipman, Chairman of the County Board of Commissioners of the County of Webster, State of Nebraska, personally known to me, and acknowledged the execution thereof to be his voluntary act and deed on behalf of the County of Webster, State of Nebraska, and the voluntary act and deed of the County of Webster, State of Nebraska, a political subdivision and corporation, and the County Seal of The County of Webster, State of Nebraska, was thereto affixed by its authority.

(SEAL)

Katie Ord
Notary Public



RESOLUTION NUMBER 5-2026

BE IT RESOLVED by the Chairman and the County Board of Commissioners of Webster County, Nebraska that a public hearing was held in the Board of Commissioners Room on the 17th day of February, 2026 at the Webster County Courthouse, pursuant to notice of public hearing published in the Webster County Sun previous to such hearing.

BE IT FURTHER RESOLVED that at such hearing 2 persons appeared regarding the vacating and abandonment of said roads as hereinafter described, and the Board being fully advised and upon consideration of the matter hereby orders that the following for each road described:

Site: Road 2300 between Road A and Road B; Township 1 North; Range 9 West; between Section 34 and Section 35.

Action: Road shall remain open to public travel

X Road shall be vacated and abandoned and that the public right-of-way shall revert back to the adjacent landowners, one half to each such landowner.

A certified copy of this Resolution shall be filed with the register of deeds and indexed against all affected property.

Gilbert moved and Marb seconded the motion to adopt said resolution this 17th day of February, 2026

Motion: Passed

Attest:

Abbey Harig
Abbey Harig, Webster County Clerk

[Signature]
Chairman

Webster County Board of Commissioners

State of Nebraska } ss.
County of Webster }
Entered on the numerical index and filed for record in the Clerk's office of said county this 18 day of Feb A.D., 2026 at 11:46 o'clock A.M. Recorded in Book 2026 on Page 508
Abbey Harig County Clerk
[Signature] Deputy
Ind. Comp. Assessor Carded

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	591	3/3/2026	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000616800		67		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40020		004	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,790		1,015		2,805		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 2					

		Residential	Commercial
Multiple Improvements:		Multiple Improvements. :	Multiple Improvements. :
Construction Date:		Construction Date : 1878	Construction Date :
Floor:		Floor Sq. Ft. : 1,008	Floor Sq. Ft. :
Building Cost New:		Cost : 152,555	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: 30	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:	Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

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

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>3</u> Day <u>3</u> Yr. <u>26</u>	4 Date of Deed Mo. <u>2</u> Day <u>16</u> Yr. <u>26</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lynette R. Van Beber Street or Other Mailing Address 4514 Buckskin Trail City State Zip Code Temple TX 76502 Phone Number (254) 931-0874 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Clayton Maurer and Caitlin Decker Street or Other Mailing Address 625 High St City State Zip Code Guide Rock NE 68942 Phone Number (531) 533-8018 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	

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

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

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input 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?
\$2,805

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
625 High St
Guide Rock, NE 68942
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 \$ 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 \$ 0.00
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

Kory McCracken
Print or Type Name of Grantee or Authorized Representative

[Signature]
Signature of Grantee or Authorized Representative

Attorney
Title

(402) 746-3613
Phone Number

3/3/26
Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>3</u> Day <u>3</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ <u>69.60</u>	30 Recording Data <u>BK 2026, Pg 591</u>

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

Lots Three (3) and Four (4), Block Four (4), Talbot's Addition to Guide Rock, Webster County,
Nebraska.

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of March A.D., 2026, at 9:13 o'clock A.M. Recorded in Book 2026 on Page 591
Abbey Hania County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-3-26
\$ 69.60 By AS

JOINT TENANCY WARRANTY DEED

Lynette R. Van Beber, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Clayton Maurer, a single person, and Caitlin Decker, a single person, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Three (3) and Four (4), Block Four (4), Talbot's Addition to Guide Rock, Webster County, Nebraska.

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

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

Executed February 16, 2026.

Lynette R. Van Beber
Lynette R. Van Beber

STATE OF Texas, COUNTY OF Bell) ss.

The foregoing instrument was acknowledged before me on February 16, 2026, by Lynette R. Van Beber, a single person.

Comm. expires 5/21/26
LYNDA ALLMER
Notary Public, State of Texas
Comm. Expires 05-21-2026
Notary ID 124221225

Lynda Allmer
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2026	605	3/6/2026	Base: 91-0002		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000148400		68	1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10045			002	0000
Land		Improvements		Total		Date of Sale Property Classification Code							
2,390		1,800		4,190		Status	Property Type	Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 3				

		Residential	Commercial
Multiple Improvements:		Multiple Improvements. :	Multiple Improvements. :
Construction Date:		Construction Date : 1900	Construction Date :
Floor:		Floor Sq. Ft. : 1,439	Floor Sq. Ft. :
Building Cost New:		Cost : 240,475	Cost :
Single Family Style: 104		Residential Condition: 15	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input checked="" type="checkbox"/> Worn Out	Primary:	Other1: Other2:
(101) <input 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 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: 40	(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 checked="" 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:	
CORP WD	
Comments from	Comments:
(Continue on back)	

NEBRASKA

Good Life. Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

68

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. 03 Day 06 Yr. 2026
4 Date of Deed Mo. 03 Day 02 Yr. 2026
5 Grantor's Name, Address, and Telephone (Please Print) The Willa Cather Foundation
6 Grantee's Name, Address, and Telephone (Please Print) Ralph Leslet Clapper III and Amanda Marie Clapper
City, State, Zip Code, Phone Number, Email Address

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

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
10 Type of Transfer: Distribution, Foreclosure, Irrevocable Trust, Revocable Trust, Transfer on Death, Auction, Easement, Gift, Life Estate, Sale, Trustee to Beneficiary, Court Decree, Exchange, Grantor Trust, Partition, Satisfaction of Contract, Other (Explain)

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)
Aunt or Uncle to Niece or Nephew, Brothers and Sisters, Ex-spouse, Family Corp., Partnership, or LLC, Grandparents and Grandchild, Parents and Child, Self, Spouse, Step-parent and Step-child, Other

14 What is the current market value of the real property? 15,000.00
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

16 Does this conveyance divide a current parcel of land?
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

18 Address of Property: 641 N. Cherry St., 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.)
Lots One (1), Two (2), Three (3) and the North Sixteen feet (N16') of Lot Four (4), Block Two (2), Radcliff'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
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
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.
Ralph Leslet Clapper or Amanda Marie Clapper
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Grantee Title
907-388-2128 Phone Number
3/2/2026 Date

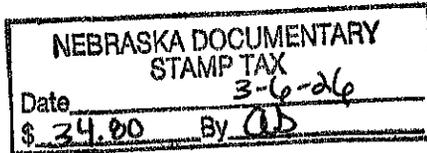
Register of Deeds Use Only
28 Date Deed Recorded Mo. 3 Day 6 Yr. 2026
29 Value of Stamp or Exempt Number \$ 34.80
30 Recording Data BK 2026 Pg 605

Index _____
Computer _____
Assessor _____
Carded _____

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 06 day of March A.D., 2026, at 08:59 o'clock AM. Recorded in Book 2026 on Pages 605-606

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



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

CORPORATE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT

The Willa Cather Foundation

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

Ralph Lesley Clapper III and Amanda Marie Clapper

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

Lots One (1), Two (2), Three (3) and the North Sixteen feet (N16') of Lot Four (4), Block Two (2), Radcliff's Addition to Red Cloud, Webster County, Nebraska

The Grantor covenants with the Grantee that Grantor:

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

Executed this 2nd day of MARCH, 2026.

The Willa Cather Foundation

BY: Ashley Olson
Ashley Olson, Executive Director

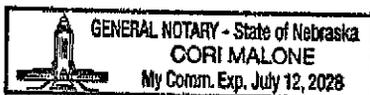
STATE OF NEBRASKA

COUNTY OF KEARNEY

Signed and sworn to before me the 2nd of March, 2026, by Ashley Olson, the Executive Director of The Willa Cather Foundation, on behalf of the Corporation.

Cori Malone
Notary Public

Affix stamp/seal:



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2026	663	3/13/2026	Base: 91-0002		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000166600		69	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10105		008	0000	
Land		Improvements		Total		Date of Sale Property Classification Code							
2,625		106,155		108,780		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. : 1,294				Floor Sq. Ft. :					
Building Cost New:				Cost : 231,160				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: 40				(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 checked="" type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
WD													
Comments from						Comments:							
(Continue on back)													

Real Estate Transfer Statement

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. 3 Day 13 Yr. 26		4 Date of Deed Mo. 2 Day 28 Yr. 26	
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				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Lori L. Ellis Street or Other Mailing Address 141 N. Cherry Street City Red Cloud State NE Zip Code 68970			
Phone Number N/A				Phone Number 661-525-2272		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address N/A				Email Address N/A			

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

(A) Status	(B) Property Type			(C)
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational		<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 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"/> Sell	<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?
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 Bridget Daehling No

18 Address of Property
141 N. Cherry Street, Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots 1, 2, 3 and 4, Block 8, Platt's First Addition to the City of Red Cloud, Webster County, Nebraska, according to the recorded plat thereof.

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

22 Total purchase price, including any liabilities assumed.	22	\$	78,000.00
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	\$	78,000.00

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 Lori L. Ellis 661-525-2272
Print or Type Name of Grantee or Authorized Representative Phone Number
[Signature] Grantee 3-13-26
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 3 Day 16 Yr. 26	29 Value of Stamp or Exempt Number \$ 180.96	30 Recording Data BK2026 Pg 663

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 03/16/26
\$ 180.96 By AS

Bk 2026, Pg 663

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 March A.D., 2026, at 10:33 o'clock AM. Recorded in Book 2026 on Pages 663-664

Allyssa King

County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

Return to: Prairie Title, Inc., 420 West 5th Street, Suite 103, Hastings, NE 68901

WARRANTY DEED

VAN BEBER PROPERTIES, LLC, a Colorado Limited Liability Company, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, conveys to **LORIL ELLIS**, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

Lots One (1), Two (2), Three (3) and Four (4), Block Eight (8), Platt's First Addition to the City of Red Cloud, Webster County, Nebraska, according to the recorded plat thereof.

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

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

Executed: Feb 28, 2026.

VAN BEBER PROPERTIES, LLC
a Colorado Limited Liability Company

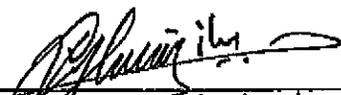
Charles R. Van Beber

Charles R. Van Beber, MEMBER

CRV

STATE OF MA)
)
) SS:
COUNTY OF Barnstable)

The foregoing warranty deed was acknowledged before me on 02/28/2026,
2026, by Charles R. Van Beber, Member of Van Beber Properties, LLC, a Colorado
Limited Liability Company.

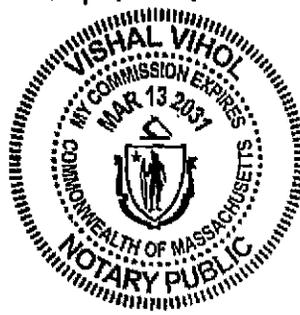


Notary Public - Vishal Vihol

Commission Expires: 3-13-31



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



CRV

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	687	3/16/2026	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001910500		70		1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	26	4	00000		000	8745		
Land		Improvements		Total		Date of Sale Property Classification Code								
64,480		641,295		705,775		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 01	C) 1	D) 3	E) 0	F) 8					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	1.610		2,760				
	1A						1G							
	2A1						2G1	8.180		12,720				
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste		7.050		3,525				
	2D					Other								
	3D1					AG LAND TOTAL		16.840		19,005				
	3D					Roads								
	4D1					Farm Sites		2.000		20,920				
	4D					Home Sites		1.000		25,000				
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		3.000		45,920				

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

68745

Real Estate Transfer Statement

70

• 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. 3 Day 16 Yr. 2026	4 Date of Deed Mo. 3 Day 16 Yr. 2026
-------------------------------	-----------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lauri L. Smith Street or Other Mailing Address PO Box 174 City Rush Center State KS Zip Code 67575 Phone Number 308-470-0762 Email Address na		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Abby E. Hansen and Joseph D. Hansen, II Street or Other Mailing Address 829 Highway 281 City Red Cloud State NE Zip Code 68970 Phone Number 402-750-1322 Email Address na	
---	--	--	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain)

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

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

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

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

14 What is the current market value of the real property?
525,000.00

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 Hayden Outdoors No

18 Address of Property
829 Highway 281
Red Cloud, NE 68970
18a No address assigned 18b Vacant land

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

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

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

22 Total purchase price, including any liabilities assumed.	22	\$	525,000.00
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	\$	525,000.00

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

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

27 If yes, is the required affidavit 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

Abby E. Hansen or Joseph D. Hansen, II
 Print or Type Name of Grantee or Authorized Representative

Abby E. Hansen
 Signature of Grantee or Authorized Representative

Grantee
Title

402-750-1322
Phone Number

3/16/2026
Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 3 Day 16 Yr. 26	29 Value of Stamp or Exempt Number \$ 1218.00	30 Recording Data BK2026, Pg 687

EXHIBIT "A"

Property Address: 829 Highway 281, Red Cloud, NE 68970

Legal Description:

A Tract of land located in the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section Twenty-six (26), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Referring to the Northeast corner of said Southeast Quarter of Section 26; thence bearing South on the East line of said Section 26 a distance of 1113.49 feet to a point; thence bearing S 88°28'50" W a distance of 94.85 feet to the right-of-way of U.S. Highway #281 which point is the Point of Beginning; thence continue bearing S 88°28'50" W a distance of 348.59 feet to a point; thence bearing N 8°37'21" W a distance of 92.71 feet to a point; thence bearing S 89°54'05" W a distance of 543.67 feet to a point; thence bearing N 0°14'41" W a distance of 487.66 feet to a point; thence bearing N 39°06'14" E a distance of 283.41 feet to a point; thence bearing N 1°23'23" E a distance of 327.67 feet to the North line of the Southeast Quarter of Section 26; thence bearing S 89°57'20" E on said North line a distance of 723.23 feet to the right-of-way line of said Highway, said point bears N 89°57'20" W of the Northeast corner of said Southeast Quarter a distance of 93.00 feet; thence bearing S 0°05'36" W on the right-of-way line a distance of 1116.16 feet to the point of beginning

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 03/16/26
\$1218.00 By AS

Bk 2026, Pg 687

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 16 day of March A.D., 2026, at 01:29 o'clock PM. Recorded in Book 2026 on Pages 687-688

Abby E. Hansen County Clerk
Fee: \$16.00 By: AS Deputy
Electronically Recorded

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

JOINT TENANCY WARRANTY DEED

Lauri L. Smith, a single person

Grantor, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm unto

Abby E. Hansen and Joseph D. Hansen, II, a married couple

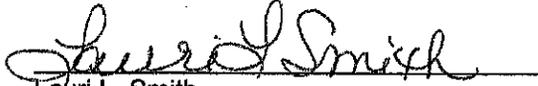
Grantee, whether one or more, as joint tenants with right of survivorship, and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Webster County, Nebraska, more particularly described as follows;

A Tract of land located in the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section Twenty-six (26), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Referring to the Northeast corner of said Southeast Quarter of Section 26; thence bearing South on the East line of said Section 26 a distance of 1113.49 feet to a point; thence bearing S 88°28'50" W a distance of 94.85 feet to the right-of-way of U.S. Highway #281 which point is the Point of Beginning; thence continue bearing S 88°28'50" W a distance of 348.59 feet to a point; thence bearing N 8°37'21" W a distance of 92.71 feet to a point; thence bearing S 89°54'05" W a distance of 543.67 feet to a point; thence bearing N 0°14'41" W a distance of 487.66 feet to a point; thence bearing N 39°06'14" E a distance of 283.41 feet to a point; thence bearing N 1°23'23" E a distance of 327.67 feet to the North line of the Southeast Quarter of Section 26; thence bearing S 89°57'20" E on said North line a distance of 723.23 feet to the right-of-way line of said Highway, said point bears N 89°57'20" W of the Northeast corner of said Southeast Quarter a distance of 93.00 feet; thence bearing S 0°05'36" W on the right-of-way line a distance of 1116.16 feet to the point of beginning

The Grantor covenants with the Grantee that Grantor:

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

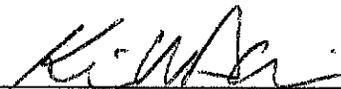
Executed this 16th day of March, 2026.


Lauri L. Smith

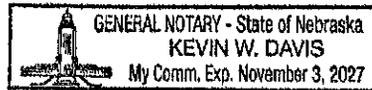
STATE OF NEBRASKA

COUNTY OF WEBSTER

Signed and sworn to before me the 16th of March, 2026, by Lauri L. Smith, a single person.


Notary Public

Affix stamp/seal:



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	MH1	12/26/2025	Base: 91-0074			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
002650700		2026 MH1		4	05	GeoCde	TwN	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value						4133	4	10	9	0	20055		002	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
		11,190		11,190		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)						A) 3	B) 01	C) 1	D) 1	E) 6	F) 0			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements :	Multiple Improvements :
Construction Date:	Construction Date : 1984	Construction Date :
Floor:	Floor Sq. Ft. : 1,232	Floor Sq. Ft. :
Building Cost New:	Cost : 79,535	Cost :
Single Family Style: 100	Residential Condition: 30	Commercial Occupancy Code:
(100) <input checked="" 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 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:	
MANUFACTURED HOME - TRANSFER BETWEEN PARENT & CHILD	
Comments from	Comments:

(Continue on back)



N0006506385

NEBRASKA CERTIFICATE OF TITLE

Vehicle Identification Number: 0544970860 Year: 1984 Make / Model: CHAMPION HOME BUILDERS CO. / XXXXX

Previous Title: NE N0005513174 Body Style: MANUFACTURED HOME Color: UNKNOWN

Purchase Date: 13-Mar-2026 Issue Date: 13-Mar-2026

Mail To:
SHANTEE R CHAVEZ
133 E A ST
HASTINGS NE 68901-6202

Residential Address:
133 E A ST
HASTINGS NE 68901-6202
Owner Name(s):
SHANTEE R CHAVEZ

SELLER MUST COMPLETE	PURCHASER'S INFORMATION
----------------------	-------------------------

Federal and State law requires that the seller state the mileage in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment. (RETAIN COPY FOR 6 YEARS)
The undersigned, being the owner of the vehicle described within the Certificate of Title, hereby sells and assigns all right, title and interest in and to said Certificate of Title and the vehicle described therein to the following named purchaser(s).
I certify to the best of my knowledge the odometer reading is the actual mileage of the vehicle unless one of the following statements is checked:

1. The mileage stated is in excess of its mechanical limits.
 2. The odometer reading is not the actual mileage.

ODOMETER READING: _____ **CAUTION READ CAREFULLY BEFORE YOU CHECK A BLOCK** WARNING - ODOMETER DISCREPANCY.

ALL OWNERS WHOSE NAMES APPEAR ON THE FACE OF THIS TITLE MUST SIGN.

SIGNATURE OF SELLER	PRINTED NAME OF PURCHASER(S)
---------------------	------------------------------

SIGNATURE OF SELLER	ADDRESS
---------------------	---------

SIGNATURE OF SELLER	CITY	STATE	ZIP
---------------------	------	-------	-----

SIGNATURE OF SELLER	I AM AWARE OF THE ODOMETER STATEMENTS MADE BY THE SELLER(S)
---------------------	---

PRINTED NAME OF SELLER (ONLY ONE PRINTED NAME REQUIRED)	SIGNATURE OF PURCHASER
---	------------------------

DATE OF SALE	DEALER LICENSE #, IF APPLICABLE	PURCHASE PRICE / PRIVATE PARTY SALES ONLY
--------------	---------------------------------	---

INVENTORY CONTROL NUMBER	County	Title Number
--------------------------	--------	--------------

H02290041 County: WEBSTER Title Number: N0006506385

Witness My Hand And Official Seal The Date Shown

County Official: *Janet Knehan* **SEAL**

JANET K KNEHANS \$10.00

VOID IF ALTERED OR DUPLICATE ISSUED

Manufactured Housing Transfer Statement

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

1 County Name <u>Webster</u>		2 County Number <u>45</u>		3 Date of Sale Mo. <u>12</u> Day <u>26</u> Yr. <u>2025</u>	
5 Seller's Name, Address, and Telephone (Please Print) Seller's Name <u>Ronald D. Lampman</u> Current Mailing Address (Number and Street or PO Box) <u>1002 West Bage St. Lot 5 NE. 68930</u> City <u>Hastings</u> State <u>NE</u> Zip Code <u>68930</u> Daytime Phone <u>0</u> Email Address _____				6 Buyer's Name, Address, and Telephone (Please Print) Buyer's Name <u>Shantee R Chavez</u> Current Mailing Address (Number and Street or PO Box) <u>133 E. A. St. NE. 68901</u> City <u>Hastings</u> State <u>NE</u> Zip Code <u>68901</u> Daytime Phone <u>402-705-7496</u> Email Address <u>Shampain04@gmail.com</u>	
7 Type of Transfer <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Auction <input type="checkbox"/> Gift <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Life Estate <input type="checkbox"/> Other (Explain.) _____					
8 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
10 Was the sale between relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp. or Partnership <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input checked="" type="checkbox"/> Parents and Child					
11 What is the current market value of the manufactured housing? <u>\$11,190.00</u>			12 Was the mortgage assumed? (If Yes, state amount and interest rate.) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO \$ _____ at _____ %		
13 Was the sale through an real estate agent or title company? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If Yes, include the name of the agent: _____					
14 Length (Without Hitch) <u>8096</u>	15 Width <u>1216</u>	16 Make <u>Champion</u>		17 Model <u>Single wide</u>	18 Year <u>1984</u>
19 Vehicle Identification Number <u>0544970860</u>					
20 Situs address of the Manufactured Home Before Sale <u>Same</u>			21 Name and Address of Person to Whom the Tax Statement Should be Sent <u>Shantee Chavez</u> <u>133 E. A. St</u> <u>Hastings NE 68901</u>		
20a Situs address of the Manufactured Home After Sale <u>Same</u>			22 Name and Address of the Land Owner <u>Susan Dancy</u> <u>P.O. Box 368</u>		
23 Legal Description of the Land <u>Toll 3319 Lot 5 All Block 2</u> <u>Hoovers addition Blue Hill</u>					

24 Total purchase price, including any liabilities assumed.....		24	<u>\$100,100</u>
25 Was non-real property included in the purchase? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (If Yes, complete 25a, 25b, and 25c indicating the cost amount of each.)			
25a Furnishings	25a	<u>0000</u>	
25b Moving Costs	25b	<u>0000</u>	
25c Set-up Costs	25c	<u>0000</u>	

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 Shantee R Chavez Print or Type Name of Buyer or Authorized Representative 402-705-7496
Daytime Phone

Shantee R Chavez Signature of Buyer or Authorized Representative March 13, 2025
Date

Title

This statement should be filed with the county treasurer in the county where the application for title is made.

Retain a copy for your records.

Application for Certificate of Title

1 Vehicle Description Fee \$10.00

Salvage, Previously Salvaged, Flood, Non-Transferable, Manufacturer Buyback
Vehicle Identification Number: 0544970860, Year: 1984, Make: CHAMPION HOME, Model: XXXXX
Body Style: MANUFACTURED, Color: UNKNOWN, GVWR: 0, # of Passengers: 0, Taxi Use: No, Limousine Use: No

2 Owner/Applicant Information (if more than three (3), please attach a second application)

If more than one owner, do you wish clear rights of survivorship to be transferred to the surviving owner(s) in the event of the death of one owner?
No (probate will be required to transfer ownership - owner names separated with "And")
Yes (ownership will transfer to co-owner upon presentation of death certificate - owner names separated with "Or")

Owner Name or Business Name
CHAVEZ, SHANTEE R

Nebraska Driver's License Number: G45001352, Soc. Sec. Number, Employer Identification Number, Date of Birth

Second Owner Name or Business Name
Check here if spouse of owner 1.

Nebraska Driver's License Number, Soc. Sec. Number, Employer Identification Number, Date of Birth

Third Owner Name or Business Name
Check here if spouse of owner 1 or 2.

Nebraska Driver's License Number, Soc. Sec. Number, Employer Identification Number, Date of Birth

Transfer on Death Beneficiaries, if applicable:
If indicated, upon death of last surviving owner, ownership of the vehicle will transfer to listed entities.

1st TOD, 2nd TOD

Owner's Residential Address, City, State, Zip
133 E A ST HASTINGS NE 68901-6202

Owner's Mailing Address, City, State, Zip (if different)

3 Lien Information (please attach a second application for secondary lien notations) Fee \$7.00

Is there a lien on this vehicle? Yes No If yes, you must complete this section and provide a copy of the lien instrument with this application.

Primary Lender Name: Primary Lender ID:

Primary Lender Address:

If there is a lien, are you a non-resident requesting a printed title for issuance of a title in your state of residence? Yes No

The undersigned being duly sworn attest and affirm the information provided on this application is true and complete. Use of a false or fictitious name, knowingly making a false statement or concealing a material fact in this application can result in a fine, imprisonment or both and cancellation of your certificate of title. Any purchaser who willfully deceives or misrepresents information relating to sales tax may be found guilty of a Class IV felony.

Signature, Owner 1: Shantee R. Chavez, Signature, Owner 2, Date: March 13, 2026, Signature, Owner 3, Date

All owners listed above shall sign this Application except in the case where co-owners are spouses, one spouse may sign; where an owner provides proof he/she is handicapped or disabled or is too young to sign, a parent, legal guardian, foster parent or agent may sign; and if transferring from an out-of-state title when ownership is not changing, one owner may sign.