

35395

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM 521

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

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

1 County Name Webster - 91		2 County Number 91		3 Date of Sale/Transfer Mo. 03 Day 18 Yr. 2026		4 Date of Deed Mo. 03 Day 17 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Marie Kugler Street or Other Mailing Address 703 Burlington St. City Holdrege State NE Zip Code 68949 Phone Number 308-991-3679 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) SEE EXHIBIT A Street or Other Mailing Address City State Zip Code 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 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 checked="" type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other _____
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9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
 Buyer Seller No

10 Type of Transfer

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

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

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

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> 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 _____
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14 What is the current market value of the real property?
71,600.00

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 **Rhynalds Auction** No

18 Address of Property
29 N. Webster, 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) through Eight (8), Block Two (2), Garber's Second Addition to the City of Red Cloud, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed.....	22 \$	71,600.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$	1
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$	71,500.00

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

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2-141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions)
 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

Don A Mullen or Tami L Mullen, Trustees
Print or Type Name of Grantee or Authorized Representative

Don A Mullen
Signature of Grantee or Authorized Representative

Grantee
Title

719-600-8543
Phone Number

03/18/2026
Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 3 Day 19 Yr. 26	29 Value of Stamp or Exempt Number \$ 167.04	30 Recording Data BK2026, Pg 700

EXHIBIT A

Grantee:

Donald A. Mullen and Tami L. Mullen, Trustees of The Don and Tami Mullen Family Trust
541 N Walnut St
Red Cloud, NE 68970
719-600-8543

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 03/19/26
\$ 167.04 By AS

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of March A.D., 2026, at 08:36 o'clock AM. Recorded in Book 2026 on Page 700

Angel Boggs

County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

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

CONSERVATOR'S DEED

THE GRANTOR, **Marie M. Kugler, a single person**

In consideration of One Dollar and other valuable consideration received from grantee,

Donald A. Mullen and Tami L. Mullen, Trustees of the Don and Tami Mullen Family Trust

conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Webster County, Nebraska, more particularly described as follows;

Lots One (1) through Eight (8), Block Two (2), Garber's Second Addition to the City of Red Cloud, Webster County, Nebraska

subject to easements, covenants and restrictions of record, if any.

GRANTOR covenants with grantee that grantor has legal power and lawful authority to convey the same.

Executed this 17th day of MARCH, 2026.

Katherine Herrington
Katherine Herrington, Guardian/Conservator

Dale Herrington
Dale Herrington, Guardian/Conservator

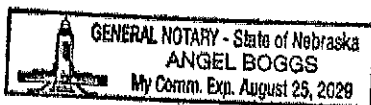
STATE OF NEBRASKA

COUNTY OF PHELPS

Signed and sworn to before me the 17th of March, 2026, by Katherine Herrington and Dale Herrington, Guardians/Conservators for Marie Kugler, a single person.

Angel Boggs
Notary Public

Affix stamp/seal:



39310

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

72

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. 3 Day 18 Yr. 2026	4 Date of Deed Mo. 3 Day 18 Yr. 2026
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gary D. Brubaker and Kim M. Brubaker Street or Other Mailing Address 725 N. Cherry St. City Red Cloud State NE Zip Code 68970 Phone Number 402-746-4223 Email Address na		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Cooperative Producers, Inc. Street or Other Mailing Address PO Box 1008 City Hastings State NE Zip Code 68902 Phone Number 402-463-5148 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 na	
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7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

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

8 Type of Deed

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Cemetery	<input type="checkbox"/> Conservator	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution	<input type="checkbox"/> Easement	<input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract	<input type="checkbox"/> Lease	<input type="checkbox"/> Mineral
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9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
 Buyer Seller No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Court Decree	<input type="checkbox"/> Distribution	<input type="checkbox"/> Easement	<input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Gift	<input type="checkbox"/> Grantor Trust
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11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, explain the relationship.)
 Yes No
 Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or Trust
 Brothers and Sisters Grandparents and Grandchildren
 Ex-spouse Parents and Child

14 What is the current market value of the real property?
96,000.00

15 Was the property transferred for less than fair market value?
 Yes No

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

17 Was transfer of the property subject to a lien?
 Yes No

18 Address of Property
341 S. Walnut St.
Red Cloud, NE 68970

19 Name and Address of Seller
Same as #6

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
All of Block Twelve (12), Railroad 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	\$	96,000.00
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	\$	96,000.00

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

Change to Commercial

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 **Gary Brandt** CEO of Cooperative Producers, Inc.
 Print or Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative
 Grantee Title
 402-463-5148 Phone Number
 3/18/2026 Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 3 Day 19 Yr. 26	29 Value of Stamp or Exempt Number \$ 222.72	30 Recording Data BK 2026 Pg 712

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 03/19/26
\$ 222.72 By AS

Bk 2026, Pg 712

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 19 day
of March A.D., 2026, at 08:39
o'clock AM. Recorded in Book 2026
on Pages 712-713

Abbey Alling 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

Gary D. Brubaker and Kim M. Brubaker, husband and wife

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

Cooperative Producers, Inc.

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

All of Block Twelve (12), Railroad Addition to the City of Red Cloud, Webster County, Nebraska, according to the recorded plat thereof.

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 18th day of March, 2026.

Gary D. Brubaker
Gary D. Brubaker

Kim M. Brubaker
Kim M. Brubaker

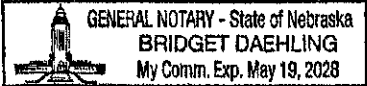
STATE OF NEBRASKA

COUNTY OF ADAMS

Signed and sworn to before me the 18th of March, 2026, by Gary D. Brubaker and Kim M. Brubaker, husband and wife.

Bridget Daebling
Notary Public

Affix stamp/seal:



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	719	3/20/2026	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000169300		73		1		GeoCde	Twn	Rng	Sect	Qrt	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value				4491					00	0	10115		003	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
2,470		45,945		48,415		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 : 1906	Construction Date :
Floor:		Floor Sq. Ft. : 1,972	Floor Sq. Ft. :
Building Cost New:		Cost : 384,490	Cost :
Single Family Style: 102		Residential Condition: 20	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 checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:	
(102) <input checked="" 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: 50	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:	Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input checked="" 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)	

42220

Real Estate Transfer Statement

13

• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the 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>20</u> Yr. <u>2026</u>	4 Date of Deed Mo. <u>3</u> Day <u>18</u> Yr. <u>2026</u>
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Roger Hammond and Paula Hammond Street or Other Mailing Address 411 17th Ave. City Red Cloud State NE Zip Code 68970 Phone Number 402-461-6765 Email Address na		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Megan Jensen Street or Other Mailing Address 737 W. 4th Ave. City Red Cloud State NE Zip Code 68970 Phone Number 785-562-6322 Email Address na	
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7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

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

8 Type of Deed

<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Other _____
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9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
 Buyer Seller No

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
55,000.00

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

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

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

18 Address of Property
**737 W 4th Ave.
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.)
The West 75 feet of the South 178 feet of Lot B, Subdivision of Annex Lot Twelve (12), to the City of Red Cloud, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed.....	22	\$	55,000.00
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	\$	55,000.00

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 Megan Jensen
Print or Type Name of Grantee or Authorized Representative
Megan Jensen
Signature of Grantee or Authorized Representative

785-562-6322
Phone Number
3/20/2026
Date

Grantee
Title

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>3</u> Day <u>20</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ <u>127.60</u>	30 Recording Data BK2026, Pg 719

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 03/20/26
\$ 127.60 By AS

Bk 2026, Pg 719

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 20 day
of March A.D., 2026, at 02:08
o'clock PM. Recorded in Book 2026
on Pages 719-720

Allyson King 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

Roger Hammond and Paula Hammond, husband and wife

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

Megan Jensen

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

The West 75 feet of the South 178 feet of Lot B, Subdivision of Annex Lot Twelve (12), to the City of 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 18th day of March, 2026.

Roger Hammond
Roger Hammond

Paula Hammond
Paula Hammond

STATE OF NEBRASKA

COUNTY OF Wesley

Signed and sworn to before me the 18th of March, 2026, by Roger Hammond and Paula Hammond, husband and wife.

Bridget Daehling
Notary Public

Affix stamp/seal:



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	742	3/20/2026	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000150400		74		1		GeoCde	Twn	Rng	Sect	Qrt	Subdty	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10045		004	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,315		86,510		87,825		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1					

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1954	Construction Date :
Floor:	Floor Sq. Ft. : 1,162	Floor Sq. Ft. :
Building Cost New:	Cost : 209,870	Cost :
Single Family Style: 101	Residential Condition: 30	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

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

3880

74

NEBRASKA

Real Estate Transfer Statement

FORM 521

Good Life. Great Service. DEPARTMENT OF REVENUE

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

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

1 County Name: Webster - 91
2 County Number:
3 Date of Sale/Transfer: Mo. 03 Day 20 Yr. 2026
4 Date of Deed: Mo. 03 Day 18 Yr. 2026
5 Grantor's Name, Address, and Telephone (Please Print): Marie N. Clapp and Trace C. Clapp
6 Grantee's Name, Address, and Telephone (Please Print): Charlie William Flohrs, JR
810 W. I St.
442 N Franklin St.
City: McCook NE 69001
City: Red Cloud NE 68970
Phone Number: 308-737-8562
Phone Number: 402-257-7503
Email Address: NA
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: [X] Improved, [] Unimproved, [] IOLL
(B) Property Type: [X] Single Family, [] Multi-Family, [] Commercial, [] Industrial, [] Agricultural, [] Recreational, [] Mineral Interests-Nonproducing, [] Mineral Interests-Producing, [] State Assessed, [] Exempt, [] Mobile Home

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031) by buyer or seller? [] Buyer, [] Seller, [X] No
10 Type of Transfer: [] Distribution, [] Foreclosure, [] Irrevocable Trust, [] Revocable Trust, [] Transfer on Death, [] Auction, [] Easement, [] Gift, [] Life Estate, [X] 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.) [X] Yes, [] No
12 Was real estate purchased for same use? (If No, state the intended use.) [X] Yes, [] No

13 Was the transfer between relatives or to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)
[] Yes, [X] 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? 125,000.00
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) [] Yes, [X] No \$ %

16 Does this conveyance divide a current parcel of land? [] Yes, [X] 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.) [X] Yes GTA Real Estate, [] No

18 Address of Property: 442 N. Franklin 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) and Fourteen (14), Block Four (4), 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: 22 \$ 125,000.00
23 Was non-real property included in the purchase? [] Yes, [X] No (If Yes, enter dollar amount and attach itemized list.) (see instructions)
24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 125,000.00
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. § 76-2,161 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions.) [] Yes, [X] 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.
Charlie William Flohrs, JR
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Grantee Title
402-257-7503 Phone Number
3-19-26 Date

Register of Deed's Use Only
28 Date Deed Recorded: Mo. 3 Day 20 Yr. 26
29 Value of Stamp or Exempt Number: \$ 290.00
30 Recording Data: BK2026 Pg 742
For Dept Use Only

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 03/20/26
\$ 290.00 By AS

Bk 2026, Pg 742

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of March A.D., 2026, at 02:10 o'clock PM. Recorded in Book 2026 on Pages 742-743

Atsuphaing 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

Marie N. Clapp and Trace C. Clapp, a married couple

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

Charlie William Flohrs, Jr

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) and Fourteen (14), Block Four (4), Radcliff'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 18th day of MARCH, 2026.

Marie N. Clapp
Marie N. Clapp

Trace C. Clapp
Trace C. Clapp

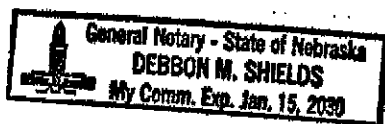
STATE OF NEBRASKA

COUNTY OF Red Willow

Signed and sworn to before me the 18th of March, 2026, by Marie N. Clapp and Trace C. Clapp, a married couple.

Debbon M Shields
Notary Public

Affix stamp/seal:



35630

Real Estate Transfer Statement

75

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 9 Yr. 2026
4 Date of Deed Mo. 3 Day 9 Yr. 2026
5 Grantor's Name, Address, and Telephone (Please Print)
6 Grantee's Name, Address, and Telephone (Please Print)

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)

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

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.)
Yes
No
Aunt or Uncle to Niece or Nephew
Family Corp., Partnership, or LLC
Self
Other
Brothers and Sisters
Grandparents and Grandchild
Spouse
Ex-spouse
Parents and Child
Step-parent and Step-child

14 What is the current market value of the real property?
35,000
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
841 N Seward St
Red Cloud, NE 68970
18a No address assigned
18b Vacant land
19 Name and Address of Person to Whom the Tax Statement Should be Sent
Same as Grantee

20 Legal Description (Attach additional pages, if needed.)
The North seventy-five feet (N75') of the East one hundred forty-two feet (E142') of Block Seven (7), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

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

Table with 2 columns: Item Number, Amount. Rows 22, 23, 24.

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

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)
27 If yes, is the required affidavit attached to this filing?

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

sign here
Kory McCracken
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Attorney
Title
(402) 746-3613
Phone Number
3/9/26
Date

Register of Deed's Use Only

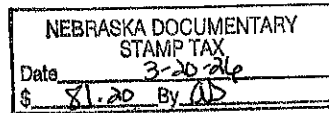
For Dept. Use Only

28 Date Deed Recorded Mo. 3 Day 20 Yr. 26
29 Value of Stamp or Exempt Number \$ 81.20
30 Recording Data BK2026, Pg 745

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 20 day of March A.D., 2026, at 2:53 o'clock P. M. Recorded in Book 2026 on Page 745
Cheryl Hainig County Clerk
10.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



JOINT TENANCY WARRANTY DEED

Blane Brown, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Nicholas Byrns and Crystal Byrns, husband and wife, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

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

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 March 9th, 2026.

Blane Brown

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on March 9th, 2026, by Blane Brown, a single person.

Comm. expires

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2026	746	3/20/2026	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001403801	76	1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4489	1	10	8	1	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
335,150		335,150		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	2.970	1,485						
1A	0.350	2,390		1G	0.830	415						
2A1				2G1								
2A	3.040	19,975		2G	3.840	5,970						
3A1	6.710	42,075		3G1								
3A				3G								
4A1				4G1	10.660	14,285						
4A				4G	1.860	930						
DRYLAND 1D1	26.550	87,750		Shelterbelt/Timber								
1D	31.210	103,150		Accretion								
2D1				Waste	5.370	2,685						
2D				Other								
3D1	4.720	13,995		AG LAND TOTAL	111.800	335,150						
3D				Roads	0.010							
4D1				Farm Sites								
4D	13.690	40,045		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	0.010							

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:
Assessor Comments and Reason for Adjustment:		
CORP WD		
Comments from		Comments:
001403801 001404501		
(Continue on back)		

Real Estate Transfer Statement

76

FORM
521

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

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

1 County Name Webster - #1	2 County Number	3 Date of Sale/Transfer Mo. <u>3</u> Day <u>20</u> Yr. <u>2026</u>	4 Date of Deed Mo. <u>3</u> Day <u>20</u> Yr. <u>2026</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) TMJ Farms, LLC Street or Other Mailing Address 2010 Clark St. City Aurora State NE Zip Code 68818 Phone Number 806-543-2074 Email Address na		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Steven Shute Street or Other Mailing Address PO Box 1054 City Glenwood Springs State CO Zip Code 81602 Phone Number 970-928-9208 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address na	

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

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

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
			<input type="checkbox"/> 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?
500,000.00

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

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

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

18 Address of Property

18a No address assigned 18b Vacant land

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

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

21 If agricultural, list total number of acres transferred in this transaction **109.24 +/-**

22 Total purchase price, including any liabilities assumed.....	22 \$ 500,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 500,000.00

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

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

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

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

<p>sign here</p> <p>Signed by: Steven Shute Print or Type Name of Grantee or Authorized Representative</p> <p><i>Steven Shute</i> Signature of Grantee or Authorized Representative</p> <p>Grantee Title</p>	<p>970-928-9208 Phone Number</p> <p>3/13/2026 Date</p>
--	--

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>3</u> Day <u>23</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ 1160.00	30 Recording Data BK2026, Pg 746

Exhibit A

A parcel of land located in the East Half of the Northeast Quarter (E1/2NE1/4) of Section Eight (8) and the West Half of the Northwest Quarter (W1/2NW1/4) of Section Nine (9), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, being described as follows: Referring to the Southeast corner of the West Half of the Northwest Quarter of Section 9; thence N 00°08'31" W (assumed bearing) on the East line of said West Half of the Northwest Quarter, a distance of 14.86 feet to the North right of way line of River Road as traveled through said Section 9, and the point of beginning; thence N 00°08'31" W continuing on said East line, a distance of 2622.23 feet to the Northeast corner of said West Half of the Northwest Quarter; thence S 89°37'52" W on the North line of said West Half of the Northwest Quarter, a distance of 1320.95 feet to the Northeast corner of the East Half of the Northeast Quarter of Section 8; thence N 89°26'59" W on the North line of said East Half of the Northeast Quarter, a distance of 1311.00 feet to the Northwest corner of said East Half of the Northeast Quarter; thence S 00°04'50" E on the West line of said East Half of the Northeast Quarter, a distance of 1454.24 feet; thence S 73°48'25" E a distance of 727.99 feet; thence S 69°35'58" E a distance of 654.86 feet to the East line of said East Half of the Northeast Quarter; thence S 84°58'08" E a distance of 1266.99 feet; thence S 00°08'31" E parallel with the East line of said West Half of the Northwest Quarter a distance of 630.36 feet to the North right of way line of said River Road; thence N 89°41'38" E on said North right of way line a distance of 59.72 feet to the point of beginning

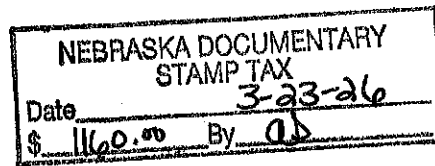
Index _____
Computer _____
Assessor _____
Carded _____

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 23 day of March A.D., 2026, at 12:47 o'clock PM. Recorded in Book 2026 on Pages 746-750

Attest County Clerk

Fee: \$34.00 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

TMJ Farms, LLC, a Nebraska Limited Liability Company

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

Steven Shute

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

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

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 11th day of March, 2026.

TMJ Farms, LLC

BY: [Signature]
Torrey Vap, Member

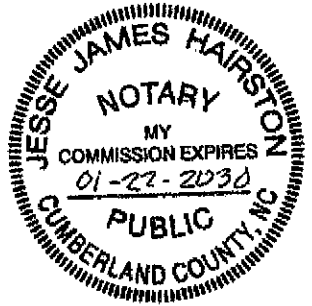
STATE OF NORTH CAROLINA

COUNTY OF CUMBERLAND

Signed and sworn to before me the 11th of March, 2026, by Torrey Vap, Member of TMJ Farms, LLC, on behalf of the Limited Liability Company.

[Signature]
Notary Public

Affix stamp/seal:



Executed this 17 day of March, 2026.

TMJ Farms, LLC

BY: Mistie Day
Mistie Day, Member

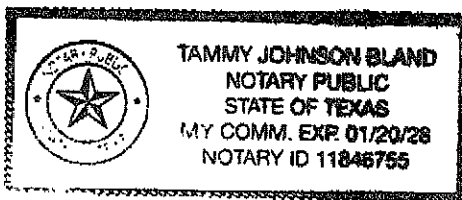
STATE OF TEXAS

COUNTY OF GARZA

Signed and sworn to before me the 17th of March, 2026, by Mistie Day, Member of TMJ Farms, LLC, on behalf of the Limited Liability Company.

Tammy Johnson Bland
Notary Public

Affix stamp/seal:



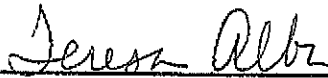
Executed this 20th day of March, 2026.

BY: 
Jeff Vap, Member

STATE OF FLORIDA

COUNTY OF Hillsborough

Signed and sworn to before me the 20th of March, 2026, by Jeff Vap, Member of TMJ Farms, LLC, on behalf of the Limited Liability Company.


Notary Public

Affix stamp/seal:

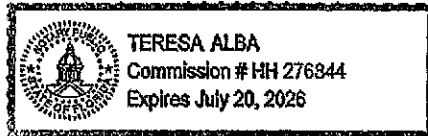


EXHIBIT "A"

A parcel of land located in the East Half of the Northeast Quarter (E1/2NE1/4) of Section Eight (8) and the West Half of the Northwest Quarter (W1/2NW1/4) of Section Nine (9), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, being described as follows: Referring to the Southeast corner of the West Half of the Northwest Quarter of Section 9; thence N 00°08'31" W (assumed bearing) on the East line of said West Half of the Northwest Quarter, a distance of 14.86 feet to the North right of way line of River Road as traveled through said Section 9, and the point of beginning; thence N 00°08'31" W continuing on said East line, a distance of 2622.23 feet to the Northeast corner of said West Half of the Northwest Quarter; thence S 89°37'52" W on the North line of said West Half of the Northwest Quarter, a distance of 1320.95 feet to the Northeast corner of the East Half of the Northeast Quarter of Section 8; thence N 89°26'59" W on the North line of said East Half of the Northeast Quarter, a distance of 1311.00 feet to the Northwest corner of said East Half of the Northeast Quarter; thence S 00°04'50" E on the West line of said East Half of the Northeast Quarter, a distance of 1454.24 feet; thence S 73°48'25" E a distance of 727.99 feet; thence S 69°35'58" E a distance of 654.86 feet to the East line of said East Half of the Northeast Quarter; thence S 84°58'08" E a distance of 1266.99 feet; thence S 00°08'31" E parallel with the East line of said West Half of the Northwest Quarter a distance of 630.36 feet to the North right of way line of said River Road; thence N 89°41'38" E on said North right of way line a distance of 59.72 feet to the point of beginning

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	751	3/17/2026	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000623300		77		4 05		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40035		000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
2,150		30,895		33,045		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) 3					

		Residential	Commercial
Multiple Improvements:		Multiple Improvements. :	Multiple Improvements. :
Construction Date:		Construction Date : 1920	Construction Date :
Floor:		Floor Sq. Ft. : 1,322	Floor Sq. Ft. :
Building Cost New:		Cost : 193,480	Cost :
Single Family Style: 101		Residential Condition: 20	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:	Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:	
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
Townhouse or Duplex Style:		Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:	Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER 1/4 INTEREST TO FAMILY MEMBER	
Comments from	Comments:
(Continue on back)	

19620

Real Estate Transfer Statement

77

• 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>03</u> Day <u>17</u> Yr. <u>2026</u>		4 Date of Deed Mo. <u>03</u> Day <u>17</u> Yr. <u>2026</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Teresa Kile and husband, Jerry Lee Kile Street or Other Mailing Address P. O. Box 51 City Swanton State NE Zip Code 68445 Phone Number (402) 440-1788 Email Address teresakile@outlook.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Leann L. Billesbach Street or Other Mailing Address 922 P Street City Franklin State NE Zip Code 68939 Phone Number N/A Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N/A			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No An individual one-fourth (1/4) interest

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

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input checked="" type="checkbox"/> Other <u>Btw Sisters-in-Law</u>
		<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?
\$5,297.00

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
528 East State Street, Guide Rock, NE 68942

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Leann L. Billesbach
922 P Street
Franklin, NE 68939**

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed.	22	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	1
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

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

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.

Henry C. Schenker 308-425-6273
Print or Type Name of Grantee or Authorized Representative Phone Number

[Signature] 3/23/2026
Signature of Grantee or Authorized Representative Date

Attorney Title

28 Date Deed Recorded Mo. <u>3</u> Day <u>23</u> Yr. <u>26</u>		29 Value of Stamp or Exempt Number \$ <u>13.92</u>		30 Recording Data <u>BK2026 Pg 751</u>		For Dept. Use Only
---	--	---	--	---	--	--------------------

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

sign here

20. An undivided one-fourth ($\frac{1}{4}$) interest in and to the South 193.00 feet of Lot 10, New Territory by annexation to Guide Rock, Webster County, Nebraska, also described as a tract of land in the Southwest Quarter (SW $\frac{1}{4}$) of Section Three (3), Township One (1), North, Range Nine (9), West of the 6th P.M. in Webster County, Nebraska; Commencing at the Southeast corner of said SW $\frac{1}{4}$, thence West along the South line of said SW $\frac{1}{4}$, 680 feet to the True Point of Beginning; thence 90°00'00" left, 130 feet; thence 90°00'00" left, 193 feet to the South line of said SW $\frac{1}{4}$; thence left 90°00'00" along the South line of said SW $\frac{1}{4}$ to the Point of Beginning.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 03/23/26
\$ 13.92 By AS

Bk 2026, Pg 751

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 March A.D., 2026, at 12:48 o'clock PM. Recorded in Book 2026 on Pages 751-752

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

When recording is complete return to:
Duncan, Walker & Schenker, P.C., L.L.O.
P. O. Box 207
Franklin, NE 68939

WARRANTY DEED

TERESA KILE and husband, JERRY LEE KILE, Grantor, whether one or more,

in consideration of One and no/100 --- (\$1.00) --- Dollar, Love and Affection, receipt of which is hereby acknowledged, conveys to

LEANN L. BILLESBACH, Grantee,

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

An undivided one-fourth (1/4) interest in and to the South 193.00 feet of Lot 10, New Territory by annexation to Guide Rock, Webster County, Nebraska, also described as a tract of land in the Southwest Quarter (SW1/4) of Section Three (3), Township One (1), North, Range Nine (9), West of the 6th P.M. in Webster County, Nebraska; Commencing at the Southeast corner of said SW1/4, thence West along the South line of said SW1/4, 680 feet to the True Point of Beginning; thence 90°00'00" left, 130 feet; thence 90°00'00" left, 193 feet to the South line of said SW1/4; thence left 90°00'00" along the South line of said SW1/4 to the Point of Beginning.

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

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

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2026	753	3/17/2026	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000623300	78	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40035		000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
2,150	30,895	33,045		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) 3			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements :	Multiple Improvements :
Construction Date:	Construction Date : 1920	Construction Date :
Floor:	Floor Sq. Ft. : 1,322	Floor Sq. Ft. :
Building Cost New:	Cost : 193,480	Cost :
Single Family Style: 101	Residential Condition: 20	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER BETWEEN BROTHERS & SISTERS	
Comments from	Comments:
(Continue on back)	

Real Estate Transfer Statement

18

• 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>03</u> Day <u>17</u> Yr. <u>2026</u>	4 Date of Deed Mo. <u>03</u> Day <u>17</u> Yr. <u>2026</u>
--------------------------------------	-----------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jerry Lee Kile and wife, Teresa Kile Street or Other Mailing Address P. O. Box 51 City Swanton State NE Zip Code 68445 Phone Number (402) 440-1788 Email Address teresakile@outlook.com		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See Attached Street or Other Mailing Address See Attached City See Attached State Zip Code Phone Number N/A Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N/A	
---	--	--	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No **An undivided one-fourth (1/4th) interest**

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

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

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

14 What is the current market value of the real property?
\$5,297.00

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
528 East State Street, Guide Rock, NE 68942

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Leroy L. Kile, Jr, Gene Allen Kile, and Leann L. Billesbach
2605 West 6th
Hastings, NE 68901**

18a No address assigned 18b Vacant land

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

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

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

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

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

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

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

sign here	Henry C. Schenker Print or Type Name of Grantee or Authorized Representative	308-425-6273 Phone Number
	<i>Henry C. Schenker</i> Signature of Grantee or Authorized Representative	Attorney Title
		3/23/2026 Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>3</u> Day <u>23</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ <u>13.92</u>	30 Recording Data BK2026 Pg 753

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

6. Grantees' Addresses

LeRoy L. Kile, Jr.
2605 West 6th
Hastings, NE 68901
402-461-3487

Gene Allen Kile
PO Box 186
Lawrence, NE 68957
(402) 621-0143

Leann L. Billesbach
922 P Street
Franklin, NE 68939

20. An undivided one-fourth ($\frac{1}{4}$) interest in and to the South 193.00 feet of Lot 10, New Territory by annexation to Guide Rock, Webster County, Nebraska, also described as a tract of land in the Southwest Quarter (SW $\frac{1}{4}$) of Section Three (3), Township One (1), North, Range Nine (9), West of the 6th P.M. in Webster County, Nebraska; Commencing at the Southeast corner of said SW $\frac{1}{4}$, thence West along the South line of said SW $\frac{1}{4}$, 680 feet to the True Point of Beginning; thence 90°00'00" left, 130 feet; thence 90°00'00" left, 193 feet to the South line of said SW $\frac{1}{4}$; thence left 90°00'00" along the South line of said SW $\frac{1}{4}$ to the Point of Beginning.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 03/23/26
\$ 13.92 By AS

Bk 2026, Pg 753

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 March A.D., 2026, at 12:48
o'clock PM. Recorded in Book 2026
on Pages 753-754

Abigail King

County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

When recording is complete return to:
Duncan, Walker & Schenker, P.C., L.L.O.
P. O. Box 207
Franklin, NE 68939

WARRANTY DEED

JERRY LEE KILE and wife, TERESA KILE, Grantor, whether one or more,

in consideration of One and no/100 --- (\$1.00) --- Dollar, Love and Affection, receipt of which is hereby acknowledged, conveys to

LEROY L. KILE, JR, GENE ALLEN KILE, and LEANN L. BILLESBACH, each an undivided one-third (1/3rd) interest as tenants in common, Grantees,

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

An undivided one-fourth (1/4) interest in and to the South 193.00 feet of Lot 10, New Territory by annexation to Guide Rock, Webster County, Nebraska, also described as a tract of land in the Southwest Quarter (SW1/4) of Section Three (3), Township One (1), North, Range Nine (9), West of the 6th P.M. in Webster County, Nebraska; Commencing at the Southeast corner of said SW1/4, thence West along the South line of said SW1/4, 680 feet to the True Point of Beginning; thence 90°00'00" left, 130 feet; thence 90°00'00" left, 193 feet to the South line of said SW1/4; thence left 90°00'00" along the South line of said SW1/4 to the Point of Beginning.

Grantor covenants (jointly and severally, if more than one) with the Grantees that
Grantor:

- (1) is lawfully seised of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record;
- (2) has legal power and lawful authority to convey the same; and

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

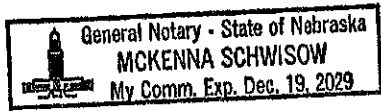
Executed: March 17, 2026.

Jerry Lee Kile
Jerry Lee Kile.

Teresa Kile
Teresa Kile.

STATE OF NEBRASKA)
COUNTY OF Saline) ss.

The foregoing was acknowledged before me on March 17, 2026, by Jerry Lee Kile, and wife, Teresa Kile.



Mckenna Schwisow
Notary Public.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	758	3/24/2026	Base: 65-0011			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
001004200		79		4 05		GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4487	1	9	9	4	00000		000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
63,925		44,465		108,390		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 01	C) 5	D) 2	E) 0	F) 8			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		12.190		20,905				
1A						1G								
2A1						2G1								
2A						2G		3.900		1,950				
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G		4.360		2,180				
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion		1.680						
2D1						Waste		0.100		50				
2D						Other								
3D1						AG LAND TOTAL		22.230		25,085				
3D						Roads								
4D1						Farm Sites		1.000		13,840				
4D						Home Sites		1.000		25,000				
						Recreation								
Dwellings				42,710		Other								
Outbuildings				1,755		Non-AG TOTAL		2.000		38,840				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; TRANSFER BETWEEN PARENT & 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 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 24 Yr. 26
4 Date of Deed Mo. 3 Day 24 Yr. 26
5 Grantor's Name, Address, and Telephone (Please Print) Victor Rojas
6 Grantee's Name, Address, and Telephone (Please Print) Matthew Rojas
City Grand Island State NE Zip Code 68801
City Guide Rock State NE Zip Code 68942
Phone Number (402) 881-8528
Email Address rojasmat19@gmail.com

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

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

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

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

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

14 What is the current market value of the real property? 63,315.00
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: 539 Highway 78, Guide Rock, NE 68942
19 Name and Address of Person to Whom the Tax Statement Should be Sent: Matthew Rojas, 2908 Circle Drive, Grand Island, NE 68801
18a No address assigned, 18b Vacant land

20 Legal Description (Attach additional pages, if needed.) All that part of Government Lot One (1) in the Southeast Quarter (SE1/4) of Section Nine (9), Township One (1) North, Range Nine (9) West of the 6th P.M., in Webster County, Nebraska, lying East of Minnie Creek, EXCEPT a tract conveyed to the State of Nebraska for Highway.

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

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5(a)(i)
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) Yes, No

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
Denise D. Myers, #20500
Print or Type Name of Grantor or Authorized Representative
Signature of Grantor or Authorized Representative
Attorney at Law
Title
(308) 384-4440
Phone Number
3/25/26
Date

Register of Deed's Use Only
28 Date Deed Recorded Mo. 3 Day 25 Yr. 26
29 Value of Stamp or Exempt Number \$ Exempt # Sai
30 Recording Data BK2026 Pg 758
For Dept. Use Only

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 03/25/26
\$Ex005al By AS

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 25 day
of March A.D., 2026, at 11:05
o'clock AM. Recorded in Book 2026
on Page 758

Atsuyellings

County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

Return to: Denise Myers
P.O. Box 505
Cairo, NE 68824

QUITCLAIM DEED

Victor Rojas, a single person, GRANTOR, does hereby quitclaim, grant, bargain, sell and confirm unto Matthew Rojas, a single person, GRANTEE, for One Dollar (\$1.00) and other good and valuable consideration, the following described real property in Webster County, Nebraska:

All that part of Government Lot One (1) in the Southeast Quarter (SE1/4) of Section Nine (9), Township One (1) North, Range Nine (9) West of the 6th P.M., in Webster County, Nebraska, lying East of Minnie Creek, EXCEPT a tract conveyed to the State of Nebraska for Highway.

Executed: MARCH 24, 2026.

Victor Rojas
Victor Rojas, GRANTOR

STATE OF NEBRASKA)
COUNTY OF Hall) ss

The foregoing instrument was acknowledged before me on March 24th, 2026, by Victor Rojas, a single person, to be his voluntary act and deed.

General Notary - State of Nebraska
KENDELL ADEN
My Comm. Exp. March 7, 2027.

Kendell Aden
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	761	3/26/2026	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000160100		80		4 05		GeoCde	Tw	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4371				00	0	10080		001	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
4,335		57,330		61,665		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. :									
Construction Date:					Construction Date : 1967									
Floor:					Floor Sq. Ft. : 1,224									
Building Cost New:					Cost : 174,640									
Single Family Style: 101					Residential Condition: 25									
(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 checked="" 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: 20									
(301) <input type="checkbox"/> One Story					(10) <input type="checkbox"/> Low									
(302) <input type="checkbox"/> Two Story					(20) <input checked="" 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:														
JTWD; TRANSFER BETWEEN BROTHER & SISTER														
Comments from					Comments:									
(Continue on back)														

Real Estate Transfer Statement

80

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 26 Yr. 26 4 Date of Deed Mo. 3 Day 10 Yr. 26

5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Kathy F & Bradley L Wulf; Ronny J. and Nadine K. Gilbert Ronny J. Gilbert and Nadine K. Gilbert

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) Mobile Home

8 Type of Deed 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer

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

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

14 What is the current market value of the real property? \$39,465.00 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 441 W 9th Avenue Red Cloud, NE 68970 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantees

20 Legal Description (Attach additional pages, if needed.) Lots Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) and Seventeen (17), Block One (1), Highland and Welch's Addition to Red Cloud, Webster County, Nebraska 19,732.00

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

Table with 2 columns: Item number and Amount. 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number

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.

Ronny J. Gilbert Print or Type Name of Grantee or Authorized Representative

402-746-0573 Phone Number

sign here

Ronny J. Gilbert Signature of Grantee or Authorized Representative

Grantee Title

Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 3 Day 26 Yr. 26 29 Value of Stamp or Exempt Number \$ 46.40 30 Recording Data BK 2026, Pg 761

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2026	762	3/25/2026	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000160100	81	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10080		001	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
4,335	8,355	12,690		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 3			
				Residential				Commercial				
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :				
Construction Date:				Construction Date : 1967				Construction Date :				
Floor:				Floor Sq. Ft. : 1,224				Floor Sq. Ft. :				
Building Cost New:				Cost : 174,640				Cost :				
Single Family Style: 101				Residential Condition: 25				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:				
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:				
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:				Residential Quality: 20				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:		
(302) <input type="checkbox"/> Two Story				(20) <input checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):												
Assessor Comments and Reason for Adjustment:												
JTWD; TRAFNER BETWEEN PARENTS & CHILD, RETAINING LIFE ESTATE												
Comments from						Comments:						
(Continue on back)												

Real Estate Transfer Statement

81

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 15 Yr. 26 4 Date of Deed Mo. 3 Day 10 Yr. 26

5 Grantor's Name, Address, and Telephone (Please Print) Ronny J. and Nadine K. Gilbert 6 Grantee's Name, Address, and Telephone (Please Print) Meghan Rasser, Chelsey Ellis and Parker Gilbert

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)

8 Type of Deed 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer

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

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

14 What is the current market value of the real property? \$39,465.00 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 441 W 9th Avenue Red Cloud, NE 68970 19 Name and Address of Person to Whom the Tax Statement Should be Sent

20 Legal Description (Attach additional pages, if needed.) Lots Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) and Seventen (17), Block One (1), Highland and Welch's Addition to Red Cloud, Webster County, Nebraska 19,732.00

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 5a1

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) 27 If yes, is the required affidavit attached to this filing?

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

sign here Ronny J. Gilbert Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Grantee Title Meghan Rasser, Chelsey Ellis and Parker Gilbert Grantee Title 402-746-0573 Phone Number 3-10-26 Date

Register of Deed's Use Only 28 Date Deed Recorded 29 Value of Stamp or Exempt Number \$ Exempt # 5a1 30 Recording Data BK 2026, pg 762 For Dept. Use Only

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	787	3/27/2026	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001409100		82		1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4489	1	10	22	2	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
245,660				245,660		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	43.070		73,865				
	1A						1G	36.920		63,315				
	2A1						2G1	6.640		10,325				
	2A						2G							
	3A1						3G1	16.690		24,950				
	3A						3G	2.410		3,605				
	4A1						4G1							
	4A						4G	51.940		69,600				
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		157.670		245,660				
	3D					Roads		2.000						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		2.000						

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

82

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>27</u> Yr. <u>2026</u>	4 Date of Deed Mo. <u>3</u> Day <u>26</u> Yr. <u>2026</u>
--------------------------------------	-----------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jonathan B. Schriner Street or Other Mailing Address 125 N. Franklin St. City Red Cloud State NE Zip Code 68970 Phone Number 402-746-4149 Email Address na		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jeff Kort and Kelsey Kort Street or Other Mailing Address 2097 Rd 1300 City Blue Hill State NE Zip Code 68930 Phone Number 402-984-3825 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address na	
---	--	---	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
471,026.50

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

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

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

18 Address of Property

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The Northwest Quarter (NW1/4) of Section Twenty-two (22), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction **159.67 +/-**

22 Total purchase price, including any liabilities assumed	22	\$	471,026.50
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	\$	471,026.50
25 If this transfer is exempt from the documentary stamp tax, list the exemption number			
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No			

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

sign here

Print or Type Name of Grantee or Authorized Representative Jeff Kort	402-984-3825 Phone Number
Signature of Grantee or Authorized Representative <i>Jeff Kort</i>	3/26/2026 Date
Grantee Title	

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>3</u> Day <u>27</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ <u>1095.04</u>	30 Recording Data BK2026, Pg 787

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 03/27/26
\$1095.04 By AS

Bk 2026, Pg 787

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 27 day
of March A.D., 2026, at 02:56
o'clock PM. Recorded in Book 2026
on Pages 787-788

Allyssa King County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT

Jonathan B. Schriener, a single person

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

Jeff Kort and Kelsey Kort, a married couple, as joint tenants and not as tenants in common

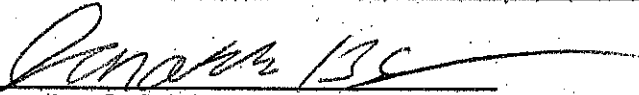
herein called the grantee whether one or more, the following described real property in Webster County, Nebraska, more particularly described as follows;

The Northwest Quarter (NW1/4) of Section Twenty-two (22), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska

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

And the 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 26th day of MARCH, 2026.


Jonathan B. Schriener

STATE OF NEBRASKA

COUNTY OF FRANKLIN

Signed and sworn to before me the 26th of March, 2026, by Jonathan B. Schriener, a single person.


Notary Public

Affix stamp/seal:



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	801	3/27/2026	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002003500		83		1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4245	3	11	20	1	00000	1	000	9635		
Land		Improvements		Total		Date of Sale Property Classification Code								
924,535				924,535		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	27.640	188,645	GRASSLAND	1G1	6.440	11,045							
	1A	11.010	75,145		1G									
	2A1				2G1	1.660	2,585							
	2A	28.230	185,470		2G									
	3A1				3G1									
	3A				3G									
	4A1	26.390	165,335		4G1									
	4A	37.430	234,500		4G									
DRYLAND	1D1				Shelterbelt/Timber									
	1D	7.270	24,030		Accretion									
	2D1				Waste									
	2D	3.300	10,345		Other									
	3D1			AG LAND TOTAL		158.750	924,535							
	3D				Roads	2.010								
	4D1	2.350	6,875		Farm Sites									
	4D	7.030	20,560		Home Sites									
					Recreation									
	Dwellings				Other									
	Outbuildings			Non-AG TOTAL		2.010								

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

69635

Real Estate Transfer Statement

83

• 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>03</u> Day <u>27</u> Yr. <u>2026</u>	4 Date of Deed Mo. <u>03</u> Day <u>23</u> Yr. <u>2026</u>
--------------------------------------	-----------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kelsey L Gabus McBride, TR of the Kelsey L Gabus GST Trust Street or Other Mailing Address 5583 33rd Ave City Norwalk State IA Zip Code 50211		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jonathan Schriner Street or Other Mailing Address 125 N. Franklin St. City Red Cloud State NE Zip Code 68970	
Phone Number (515) 240-1168	Phone Number (402) 746-4149	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address N.A.	Email Address N.A.		

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> 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?
1,205,700.00

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

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

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

18 Address of Property

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The Northeast Quarter (NE¼) of Section Twenty (20), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed.	22	\$	1,205,700.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	1,205,700.00

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)
 Yes No

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

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

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

Danielle L. Kelley Closing Dept. Manager 3/27/2026
Signature of Grantee or Authorized Representative Title Date

sign here

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>3</u> Day <u>30</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ <u>2797.92</u>	30 Recording Data BK 2026 Pg 801

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 03/30/26
\$2797.92 By AS

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of March A.D., 2026, at 08:38 o'clock AM. Recorded in Book 2026 on Page 801

Attest

County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

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

Warranty Deed

The Grantor, **KELSEY L. GABUS MCBRIDE, TRUSTEE OF THE KELSEY L. GABUS GST TRUST**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **JONATHAN SCHRINER**, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

The Northeast Quarter (NE¼) of Section Twenty (20), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTOR:

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

Executed March 23, 2026.



KELSEY L. GABUS GST TRUST

By: *Kelsey L. Gabus McBride*
Kelsey L. Gabus McBride, Trustee

STATE OF Iowa }
COUNTY OF Polk } ss.

On this 23rd day of March, 2026, before me personally appeared Kelsey L. Gabus McBride, Trustee of Kelsey L. Gabus GST Trust.

Tyler Steven Rainey
Notary Public -
Tyler Steven Rainey

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	876	3/30/2026	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000144100		84		4	05	GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10030		004	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
2,300		135,800		138,100		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 : 1972				Construction Date :						
Floor:				Floor Sq. Ft. : 1,885				Floor Sq. Ft. :						
Building Cost New:				Cost : 332,505				Cost :						
Single Family Style: 101				Residential Condition: 30				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
QCD; NAME CHANGE OF OWNER														
Comments from						Comments:								
(Continue on back)														

38170

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

84

FORM 521

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

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

1 County Name Webster - 91		2 County Number <input checked="" type="checkbox"/>		3 Date of Sale/Transfer Mo. <u>3</u> Day <u>30</u> Yr. <u>2026</u>		4 Date of Deed Mo. <u>3</u> Day <u>30</u> Yr. <u>2026</u>			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Joanne Theresa White, fka Sibley Street or Other Mailing Address 56 N Walnut Street City Red Cloud State NE Zip Code 68970 Phone Number 402-746-4535 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Joanne Theresa White. Street or Other Mailing Address 56 N Walnut Street City Red Cloud State NE Zip Code 68970 Phone Number 402-746-4545 Email Address n/a				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
				Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
116,275

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
**56 N Walnut Street
Red Cloud, NE 68970**

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots Nineteen (19), Twenty (20), Twenty-one (21) and the South Half (S1/2) of Lot 22, Block Four (4), Garbbers Addition to Red Cloud, Webster County, Nebraska

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

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

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

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

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

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

sign here

Joanne Theresa White
Print or Type Name of Grantee or Authorized Representative

Joanne Theresa White
Signature of Grantee or Authorized Representative

Grantee
Title

402-746-4535
Phone Number

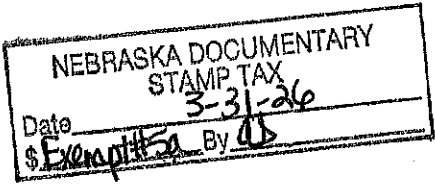
3/30/2026
Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. <u>3</u> Day <u>31</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ Exempt # 5a	30 Recording Data BK2026, Pg 876	

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 31 day of March A.D., 2026, at 1:29 o'clock PM. Recorded in Book 2026 on Page 876
Abbey King County Clerk
10.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



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

QUITCLAIM DEED

Joanne Theresa White, formerly known as Joanne Theresa Sibley, a single person, Grantor, pursuant to Decree in the District Court of Webster County filed April 4, 2023 in Case No CI 23-4, conveys to Grantee, Joanne Theresa White, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Nineteen (19), Twenty (20), Twenty-one (21) and the South Half (S½) of Lot Twenty-two (22), Block Four (4), Garbers Addition to Red Cloud, Webster County, Nebraska

Executed March 30, 2026

Joanne Theresa White
Joanne Theresa White

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on March 30, 2026 by Joanne Theresa White, formerly Joanne Theresa Sibley, a single person.



Teresa L. Theobald
Notary Public

37520

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

85

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 31 Yr. 2026		4 Date of Deed Mo. 03 Day 26 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lynelle Ramirez Street or Other Mailing Address 34914 CR 79 City Briggsdale State CO Zip Code 80611 Phone Number 970-308-8108 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Anthony Ramirez and Tammy Ramirez Street or Other Mailing Address 731 N Chestnut St. City Red Cloud State NE Zip Code 68970 Phone Number 858-602-6521 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address NA			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
26,000.00

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 **Miller Abstract** No

18 Address of Property
727 N Chestnut 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.)
Lot Four (4) and the North Half of Lot Five (5), Block Seven (7), LeDuc'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 \$	26,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions).....	23 \$	_____
24 Adjusted purchase price paid for real estate (line 22 minus line 23).....	24 \$	_____
25 If this transfer is exempt from the documentary stamp tax, list the exemption number.....	25 \$	26,000.00

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

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

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

sign here

Anthony Ramirez or Tammy Ramirez
Print or Type Name of Grantee or Authorized Representative

Tammy Ramirez
Signature of Grantee or Authorized Representative

Grantee
Title

858-602-6521
Phone Number

3.31.2026
Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 3 Day 31 Yr. 26	29 Value of Stamp or Exempt Number \$ 60.32	30 Recording Data BK2026 Pg. 877

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 03/31/26
\$ 60.32 By AS

Bk 2026, Pg 877

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 31 day of March A.D., 2026, at 03:41 o'clock PM. Recorded in Book 2026 on Pages 877-878

Anthony Ramirez 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

Lynelle A. Ramirez, a single person

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

Anthony Ramirez and Tammy Ramirez

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

Lot Four (4) and the North Half of Lot Five (5), Block Seven (7), LeDuc'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 26th day of MARCH, 2026.

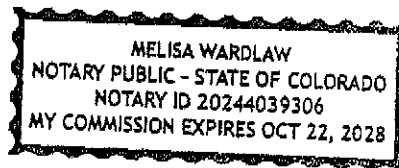
Lynelle A. Ramirez
Lynelle A. Ramirez

STATE OF Colorado
COUNTY OF Weld

Signed and sworn to before me the 26th day of MARCH, 2026, by Lynelle A. Ramirez, a single person.

Melisa Wardlaw
Notary Public

Affix stamp/seal:



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	890	3/25/2026	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002110508		86		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						0000			00	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
7,900				7,900		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type: NO IRRIGATION						A) 2	B) 05	C) 5	D) 3	E) 0	F) 7			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G	0.210			105			
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1	2.500			1,250			
	4A	5.520		2,760			4G	0.920			460			
DRYLAND	1D1					Shelterbelt/Timber								
	1D	0.440		1,455		Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		10.230			7,900			
	3D					Roads								
	4D1	0.640		1,870		Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL								

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

Real Estate Transfer Statement

FORM
521

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

810

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 25 Yr. 26	4 Date of Deed Mo. 3 Day 25 Yr. 26
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Berns Family Farms, LLC, a Nebraska limited liability company Street or Other Mailing Address 912 Rd X City Bladen State NE Zip Code 68928 Phone Number 402-705-9174 Email Address N/A		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Providence Farms, LLC, a Nebraska limited liability company Street or Other Mailing Address 922 Rd X City Bladen State NE Zip Code 68928 Phone Number 402-469-6784 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address N/A	

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

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

8 Type of Deed

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?

Buyer Seller No

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$50,150

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

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

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

18 Address of Property

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

18a No address assigned 18b Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction 10.03

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

Zachary Butz
Print or Type Name of Grantee or Authorized Representative

[Signature]
Signature of Grantee or Authorized Representative

308-384-1635
Phone Number

Attorney
Title

3-21-26
Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 4 Day 3 Yr. 26	29 Value of Stamp or Exempt Number \$ 118.32	30 Recording Data BK 2026 Pg 890

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

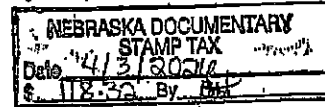
Legal description:

A tract of land located in the Southwest Quarter (SW $\frac{1}{4}$) of Section Sixteen (16), Township Four (4) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska being described as follows: Commencing at the Southwest corner of said Section Sixteen (16); thence N 00°01'48" E (assumed bearing) on the West line of said Section Sixteen (16), a distance of 1297.22 Feet to the Northwest corner of a tract of land as recorded in Deed Book 2017, Page 513, this being the point of beginning; thence continuing N 00°01'48" E on the West line of said Section Sixteen (16), a distance of 767.84 Feet; thence S 89°58' 12" E perpendicular to said West line, a distance of 160.97 Feet to the beginning of a curve concave to the Northeast and having a radius of 1257.00 Feet; thence Southeasterly on said curve, the chord of which bears S 59°09'11" E, an arc distance of 1422.40 Feet; thence S 01°13'43" W, on the extension of the East line of a tract of land as recorded in Deed Book 2017, Page 511, a distance of 81.89 Feet; to the Northeast corner of said tract; thence N 89°46'31" W, on the North line of said tracts, a distance of 1318.09 Feet to the point of beginning containing 10.03 acres, more or less

State of Nebraska } ss.
County of Webster }

BOOK 2026 PAGE 890

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of April A.D., 2026, at 1:00 o'clock P. M. Recorded in Book 2026 on Page 890
Abdul Hany County Clerk
Sharon Deputy
Ind. Comp. Assessor. Carded



Record and return to:
Zachary Butz
308 N. Locust, Ste. 501
Grand Island, NE 68801

QUITCLAIM DEED

Berns Family Farms, LLC, a Nebraska limited liability company, herein called the grantor whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration received from grantee, does hereby quitclaim, grant, bargain, sell, convey and confirm unto Providence Farms, LLC, a Nebraska limited liability company, herein called the grantee whether one or more, the following described real property in Webster County, Nebraska:

A tract of land located in the Southwest Quarter (SW¼) of Section Sixteen (16), Township Four (4) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska being described as follows: Commencing at the Southwest corner of said Section Sixteen (16); thence N 00°01'48" E (assumed bearing) on the West line of said Section Sixteen (16), a distance of 1297.22 Feet to the Northwest corner of a tract of land as recorded in Deed Book 2017, Page 513, this being the point of beginning; thence continuing N 00°01'48" E on the West line of said Section Sixteen (16), a distance of 767.84 Feet; thence S 89°58' 12" E perpendicular to said West line, a distance of 160.97 Feet to the beginning of a curve concave to the Northeast and having a radius of 1257.00 Feet; thence Southeasterly on said curve, the chord of which bears S 59°09'11" E, an arc distance of 1422.40 Feet; thence S 01°13'43" W, on the extension of the East line of a tract of land as recorded in Deed Book 2017, Page 511, a distance of 81.89 Feet; to the Northeast corner of said tract; thence N 89°46'31" W, on the North line of said tracts, a distance of 1318.09 Feet to the point of beginning containing 10.03 acres, more or less

TO HAVE AND TO HOLD the above-described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

Dated: 3-25-26

BERNS FAMILY FARMS, LLC

BY David K Berns
David K. Berns, Member

STATE OF NEBRASKA
Webster SS:
COUNTY OF ~~HALL~~

The foregoing instrument was acknowledged before me this 25 day of March, 2026, by David K. Berns, Member of Berns Family Farms, LLC, a Nebraska limited liability company.

Kathryn Faimon
Notary Public

My commission expires: 02/20/2030



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	891	3/25/2026	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002100701		87		4 05		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						0000			00	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
36,670				36,670		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type: NO IRRIGATION						A) 2	B) 05	C) 5	D) 3	E) 0	F) 6			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	1.670		2,865				
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	4.110		13,585		Shelterbelt/Timber								
	1D	1.930		6,380		Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		7.710		22,830				
	3D					Roads		0.750						
	4D1					Farm Sites		1.000		13,840				
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		1.750		13,840				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD - TRANSFER BETWEEN PARENT & CHILD	
Comments from	Comments:

(Continue on back)

Real Estate Transfer Statement

87

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: [checkbox]; 3 Date of Sale/Transfer: Mo. 3 Day 25 Yr. 26; 4 Date of Deed: Mo. 3 Day 25 Yr. 26; 5 Grantor's Name: Providence Farms, LLC; 6 Grantee's Name: Travis Berns and Kirsten Berns; 7 Property Classification: [checkbox] Improved, [checked] Unimproved, [checkbox] IOLL; [checkbox] Single Family, [checkbox] Multi-Family, [checkbox] Commercial; [checkbox] Industrial, [checked] Agricultural, [checkbox] Recreational; [checkbox] Mineral Interests-Nonproducing, [checkbox] Mineral Interests-Producing; [checkbox] State Assessed, [checkbox] Exempt; [checkbox] Mobile Home; 8 Type of Deed: [checkbox] Conservator, [checkbox] Distribution, [checkbox] Land Contract/Memo, [checkbox] Partition, [checkbox] Sheriff, [checkbox] Other; [checkbox] Bill of Sale, [checkbox] Corrective, [checkbox] Easement, [checkbox] Lease, [checkbox] Personal Rep., [checkbox] Trust/Trustee; [checkbox] Cemetery, [checkbox] Death Certificate -- Transfer on Death, [checkbox] Executor, [checkbox] Mineral, [checked] Quit Claim, [checkbox] Warranty; 9 Was transfer part of IRS like-kind exchange? [checkbox] Buyer, [checkbox] Seller, [checked] No; 10 Type of Transfer: [checkbox] Distribution, [checkbox] Foreclosure, [checkbox] Irrevocable Trust, [checkbox] Revocable Trust, [checkbox] Transfer on Death; [checkbox] Auction, [checkbox] Easement, [checkbox] Gift, [checkbox] Life Estate, [checkbox] Sale, [checkbox] Trustee to Beneficiary; [checkbox] Court Decree, [checkbox] Exchange, [checkbox] Grantor Trust, [checkbox] Partition, [checkbox] Satisfaction of Contract, [checked] Other (Explain) corp plan; 11 Was ownership transferred in full? [checked] Yes, [checkbox] No; 12 Was real estate purchased for same use? [checked] Yes, [checkbox] No; 13 Was the transfer between relatives? [checked] Yes, [checkbox] No; [checkbox] Aunt or Uncle to Niece or Nephew, [checkbox] Family Corp., Partnership, or LLC, [checkbox] Self, [checkbox] Other; [checked] Brothers and Sisters, [checkbox] Grandparents and Grandchild, [checkbox] Spouse; [checkbox] Ex-spouse, [checked] Parents and Child, [checkbox] Step-parent and Step-child; 14 What is the current market value of the real property? \$47,150; 15 Was the mortgage assumed? [checkbox] Yes, [checked] No \$ _____ %; 16 Does this conveyance divide a current parcel of land? [checkbox] Yes, [checked] No; 17 Was transfer through a real estate agent or a title company? [checkbox] Yes, [checked] No; 18 Address of Property: 18a [checked] No address assigned, 18b [checkbox] Vacant land; 19 Name and Address of Person to Whom the Tax Statement Should be Sent: Same as #6 above; 20 Legal Description: See attached; 21 If agricultural, list total number of acres transferred in this transaction: 9.43; 22 Total purchase price, including any liabilities assumed: \$ 0.00; 23 Was non-real property included in the purchase? [checkbox] Yes, [checked] No (If Yes, enter dollar amount and attach itemized list.) (see instructions); 24 Adjusted purchase price paid for real estate (line 22 minus line 23): \$ 0.00; 25 If this transfer is exempt from the documentary stamp tax, list the exemption number; 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2-141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) [checkbox] Yes, [checked] No; 27 If yes, is the required affidavit attached to this filing? [checkbox] Yes, [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.

Zachary Butz
Print or Type Name of Grantee or Authorized Representative

308-384-1635
Phone Number

sign here

[Signature]
Signature of Grantee or Authorized Representative

Attorney
Title

8-31-26
Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded: Mo. 4 Day 3 Yr. 26; 29 Value of Stamp or Exempt Number: \$ 1136; 30 Recording Data: BK 2026, Pg 891

Legal description:

Commencing at the Northeast corner of the Southeast Quarter (SE $\frac{1}{4}$) of Section Four (4), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, this being the point of beginning; thence N89°38'37"W (assumed bearing) on the North line of the Southeast Quarter (SE $\frac{1}{4}$) of said Section Four (4), a distance of 1053.54 Feet; thence S00°31'23"W, perpendicular to said North line, a distance of 50.00 Feet to the beginning of a curve concave to the Southwest and having a radius of 1292.00 Feet; thence Southeasterly on said curve, the chord of which bears S45°35'13"E, an arc distance of 1414.67 Feet; thence S89°24'27"E, perpendicular to the East line of the Southeast Quarter (SE $\frac{1}{4}$) of said Section Four (4), a distance of 83.00 Feet to the East line of said Southeast Quarter (SE $\frac{1}{4}$); thence N00°35'33"E on said East line, a distance of 982.59 Feet to the point of beginning containing 9.43 acres, more or less, including 0.74 acres, more or less, of county right-of-way

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-3-26
\$ 111.36 By db

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 April A.D., 2026, at 1:10
o'clock P.M. Recorded in Book 2026
on Page 891
Kathryn Faimon County Clerk
10.00 Deputy
Ind Comp Assessor Carded

Record and return to:
Zachary Butz
308 N. Locust, Ste. 501
Grand Island, NE 68801

QUITCLAIM DEED

Providence Farms, LLC, a Nebraska limited liability company, herein called the grantor whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration received from grantee, does hereby quitclaim, grant, bargain, sell, convey and confirm unto Travis Berns and Kirsten Berns, husband and wife, as joint tenants, herein called the grantee whether one or more, the following described real property in Webster County, Nebraska:

Commencing at the Northeast corner of the Southeast Quarter (SE¼) of Section Four (4), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, this being the point of beginning; thence N89°38'37"W (assumed bearing) on the North line of the Southeast Quarter (SE¼) of said Section Four (4), a distance of 1053.54 Feet; thence S00°31'23"W, perpendicular to said North line, a distance of 50.00 Feet to the beginning of a curve concave to the Southwest and having a radius of 1292.00 Feet; thence Southeasterly on said curve, the chord of which bears S45°35'13"E, an arc distance of 1414.67 Feet; thence S89°24'27"E, perpendicular to the East line of the Southeast Quarter (SE¼) of said Section Four (4), a distance of 83.00 Feet to the East line of said Southeast Quarter (SE¼); thence N00°35'33"E on said East line, a distance of 982.59 Feet to the point of beginning containing 9.43 acres, more or less, including 0.74 acres, more or less, of county right-of-way

TO HAVE AND TO HOLD the above-described premises together with all teneiments, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

Dated: 3-25-26 TLB
~~4-13-26~~

PROVIDENCE FARMS, LLC
BY Keith D. Berns
Keith D. Berns, Member

STATE OF NEBRASKA
SS:
COUNTY OF WEBSTER

March The foregoing instrument was acknowledged before me this 25 day of ~~April~~ TLB, 2026, by Keith D. Berns, Member of Providence Farms, LLC, a Nebraska limited liability company.

Kathryn Faimon
Notary Public
My commission expires: 02/20/2030

GENERAL NOTARY - State of Nebraska
KATHRYN FAIMON
My Comm. Exp. Feb. 20, 2030

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	905	4/2/2026	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002403400		88		4 05		GeoCde	TwN	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4247	3	12	26	4	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
3,733,195				3,733,195		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	190.530	1,300,365	GRASSLAND	1G1	19.000	32,585							
	1A	107.430	733,210		1G	8.470	14,525							
	2A1	16.000	109,200		2G1	8.000	12,440							
	2A	54.690	359,315		2G									
	3A1	17.090	107,155		3G1	3.380	5,055							
	3A				3G									
	4A1	35.220	220,655		4G1									
	4A	102.040	639,285		4G									
DRYLAND	1D1	7.930	26,210		Shelterbelt/Timber									
	1D	24.980	82,560		Accretion									
	2D1	3.000	9,405		Waste									
	2D	5.680	17,805		Other									
	3D1	2.320	6,880	AG LAND TOTAL		625.090	3,733,195							
	3D				Roads	14.000								
	4D1	7.550	22,085		Farm Sites									
	4D	11.780	34,460		Home Sites									
					Recreation									
	Dwellings				Other									
	Outbuildings			Non-AG TOTAL		14.000								

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

68275
61626
12925
1310

NEBRASKA

Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

88

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. 04 Day 02 Yr. 2026	4 Date of Deed Mo. 04 Day 02 Yr. 2026
-------------------------------	-----------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Iowa State Bank % Jan C. Gabus, Co-Trustees Street or Other Mailing Address 2301 128th Street City Urbandale State IA Zip Code 50323 Phone Number 515-246-6376 Email Address KSjoblom@DuncanGreenLaw.com		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) CA Gabus Family Farms NE, LLC, Iowa State Bank, Co-Trustee Street or Other Mailing Address 2301 128th Street City Urbandale State IA Zip Code 50323 Phone Number 515-246-6376 Email Address KSjoblom@DuncanGreenLaw.com	
--	--	--	--

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?
\$3,191,875

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

19 Name and Address of Person to Whom the Tax Statement Should be Sent
CA Gabus Family Farms NE, LLC, Iowa State Bank, Trustee
2301 128th Street
Urbandale, IA 50323

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

21 If agricultural, list total number of acres transferred in this transaction 639.09

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

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

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

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

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

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

402-462-2119
Phone Number

sign here


Signature of Grantee or Authorized Representative

Attorney
Title

04/09/2026
Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 4 Day 9 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt # Sall	30 Recording Data BK2026 Pg 905
---	--	------------------------------------

Exhibit "A"

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

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

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

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

Certificate of Exemption – Documentary Stamp Tax

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

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

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

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

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

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

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

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

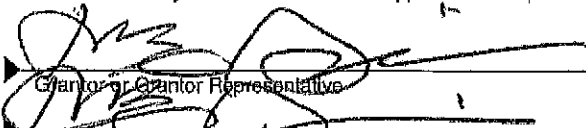
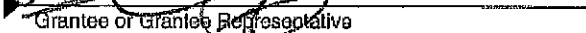
Grantor(s) Grantor(s), (If an entity is the Grantor, provide name of entity and list all members in table below. If individuals, list all in table below.)	
Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Iowa State Bank and Jan C. Gabus,	Self (Jan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

Grantee(s) Grantee(s), (If an entity is the Grantee provide name of entity and list all members in table below. If individuals, list all in table below.)	
Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
CA Gabus Family Farms NE, LLC	Self (Jan C. Gabus)
Jan C. Gabus, Sole Member	

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

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

sign here


 Grantor or Grantor Representative

 Grantee or Grantee Representative

Attorney	04/09/2026
Title	Date
Attorney	04/09/2026
Title	Date

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 04/09/26

\$Ex005all By AS

Bk 2026, Pg 905

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 09 day
of April A.D., 2026, at 10:41
o'clock AM. Recorded in Book 2026
on Pages 905-908

Attest County Clerk

Fee: \$28.00 By: AS Deputy
Electronically Recorded

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

TRUSTEES' WARRANTY DEED

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

See Exhibit "A"

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

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

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

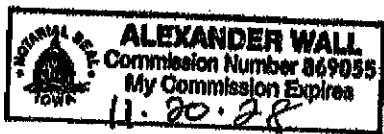
Executed: April *J* 2026.

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

By: Billi M. Brahn
Billi M. Brahn, Executive Vice President and
Trust Officer

STATE OF IOWA)
) ss:
COUNTY OF POLK)

The foregoing instrument was acknowledged before me on April 2, 2026, by Billi M. Brahn, Executive Vice President and Trust Officer, for and on behalf of Iowa State Bank, Co-Trustee of the Jan C. Gabus Residuary Trust.



Alexander Wall
Notary Public

JAN C. GABUS RESIDUARY TRUST

By Jan C Gabus, Co-Trustee
Jan C. Gabus, Co-Trustee

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF San Mateo)

On April 1, 2026, before me, Robbie A. Moffat, Notary Public, a Notary Public, personally appeared Jan C. Gabus as Co-Trustee of the Jan C. Gabus Residuary Trust, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Robbie A. Moffat
Signature of Notary Public

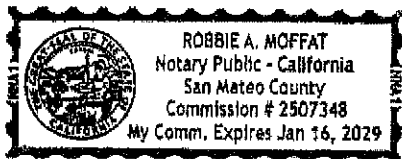


Exhibit "A"

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

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

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

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

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	916	4/10/2026	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000125800		89		15		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371				00	0	10020		009	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
1,575		1,040		2,615		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1					
Residential						Commercial								
Multiple Improvements:			Multiple Improvements :			Multiple Improvements :								
Construction Date:			Construction Date :			Construction Date :								
Floor:			Floor Sq. Ft. :			Floor Sq. Ft. :								
Building Cost New:			Cost :			Cost :								
Single Family Style:			Residential Condition:			Commercial Occupancy Code:								
(100) <input type="checkbox"/> Mobile Home			(10) <input type="checkbox"/> Worn Out			Primary: Other1: Other2:								
(101) <input type="checkbox"/> One Story			(20) <input type="checkbox"/> Badly Worn			Commercial Construction Class:								
(102) <input type="checkbox"/> Two Story			(30) <input type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame								
(103) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame								
(104) <input type="checkbox"/> 1 1/2 Story			(50) <input type="checkbox"/> Very Good			(3) <input type="checkbox"/> Masonry Bearing Walls								
(111) <input type="checkbox"/> Bi-Level			(60) <input type="checkbox"/> Excellent			(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls								
(106) <input type="checkbox"/> Other						(5) <input type="checkbox"/> Metal Frame and Walls								
Townhouse or Duplex Style:			Residential Quality:			(6) <input type="checkbox"/> Pole Frame								
(301) <input type="checkbox"/> One Story			(10) <input type="checkbox"/> Low			Cost Rank:			Condition:					
(302) <input type="checkbox"/> Two Story			(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out					
(307) <input type="checkbox"/> 1 1/2 Story			(30) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn					
(308) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average					
(309) <input type="checkbox"/> 2 1/2 Story			(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good					
(304) <input type="checkbox"/> One Story Duplex			(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex									(60) <input type="checkbox"/> Excellent					
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from						Comments:								
house Not Liveable														
Salvag house														

(Continue on back)

35800

Real Estate Transfer Statement

89

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. 04 Day 10 Yr. 26	4 Date of Deed Mo. 03 Day 17 Yr. 26
-------------------------------	-----------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Alejandro Castro Street or Other Mailing Address 631 E. Ashton Ave. City Grand Island State NE Zip Code 68801 Phone Number 3082278369 Email Address na		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Honorio Bravo Mejia Street or Other Mailing Address 417 S. Logan St. City Grand Island State NE Zip Code 68803 Phone Number 3083903611 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address na	
--	--	---	--

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input 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"/> 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 trustee and beneficiary relatives? (If Yes, check the appropriate box.)

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

14 What is the current market value of the real property?
2000

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 GI Abstract No

18 Address of Property
822 N. Cedar St.
Red Cloud, NE 68970
18a No address assigned 18b Vacant land

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

20 Legal Description (Attach additional pages, if needed.)
Lots Nineteen (19), Twenty (20) and Twenty-one (21), Block Nine (9), 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 \$ 2,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 2,000.00

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.

Honorio Bravo Mejia
Print or Type Name of Grantee or Authorized Representative

3083903611
Phone Number

sign here

Honorio Bravo Mejia
Signature of Grantee or Authorized Representative

Grantee

04/10/2026
Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 4 Day 10 Yr. 26	29 Value of Stamp or Exempt Number \$ 4.64	30 Recording Data BK2026, Pg 916

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 04/10/26
\$ 4.64 By AS

Bk 2026, Pg 916

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 10 day of April A.D., 2026, at 10:43 o'clock AM. Recorded in Book 2026 on Pages 916-917

Absaylaing County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

WARRANTY DEED

Record and return to:
Grand Island Abstract, Escrow & Title Co.
704 W Third Street, Grand Island, NE 68801

KNOW ALL MEN by these presents that, **Alejandro Castro**, a single man, 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 **Honorio Bravo Mejia**, herein called the grantee whether one or more, the following described real property in **Webster County, NE**

Lots Nineteen (19), Twenty (20) and Twenty-one (21), Block Nine (9), 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; 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.

Alejandro Castro
Alejandro Castro

STATE OF NEBRASKA
COUNTY OF HALL

The foregoing instrument was acknowledged before me this 17th day of March, 2026, by Alejandro Castro.

Carina Moreno-Perales
Signature of Notary Public



My Commission Expires: April 13, 2028

38450

Real Estate Transfer Statement

90

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

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

1 County Name Webster - 91		2 County Number <input checked="" type="checkbox"/>		3 Date of Sale/Transfer Mo. 04 Day 09 Yr. 26		4 Date of Deed Mo. 04 Day 09 Yr. 26	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) VELASQUES, Isaias and Ivette F. Street or Other Mailing Address 41860 Road 725 City Holbrook State NE Zip Code 68948				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) TIRADO, Berenice Cervantes & MORENO, Melanie Lizeth Street or Other Mailing Address 413 S. Nebraska Ave. City Orleans State NE Zip Code 68966			
Phone Number 308-379-9955		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 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 checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Trustee to Beneficiary
					<input type="checkbox"/> 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?
10,000

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

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

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

18 Address of Property
105 Seward St. | Red Cloud, NE 68970
 Perm. Parcel No. **0000152200**

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
GRANTEES
 (names/address above)

20 Legal Description (Attach additional pages, if needed.)
Lots One (1), Two (2) and the North Twenty Feet (N 20') of Lot Three (3), Block Two (2), Railroad Addition to Red Cloud, Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed.	22	\$	10,000 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	\$	10,000 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.

Kevin D. Urbom
 Print or Type Name of Grantee or Authorized Representative

308-962-5455
 Phone Number

sign here

[Signature]
 Signature of Grantee or Authorized Representative

Attorney
 Title

04-10-26
 Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 4 Day 13 Yr. 26	29 Value of Stamp or Exempt Number \$ 23.20	30 Recording Data BK2026 Pg 918
---	---	---

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of April A.D., 2026, at 10:14 o'clock A.M. Recorded in Book 2026 on Page 918

Abbey Honig County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-13-26
\$ 23.20 By AS

Please return recorded Survivorship Warranty Deed to: Phelps County Title | 311 West Avenue | Holdrege, NE 68949

Survivorship Warranty Deed

Know all Men by these Presents,

That ISAIAS VELASQUES and IVETTE F. VELASQUES (husband and wife), hereinafter referred to as Grantor whether one or more, in consideration of TEN THOUSAND AND NO/100 DOLLARS (\$10,000.00), does grant, bargain, sell, convey and confirm unto BERENICE CERVANTES TIRADO (an unmarried woman) and MELANIE LIZETH MORENO (an unmarried woman), as joint tenants and not as tenants in common, the following described real property in Webster County, Nebraska:

Lots One (1), Two (2) and the North Twenty Feet (N 20') of Lot Three (3), Block Two (2), Railroad Addition to Red Cloud, Webster County, Nebraska, (a/k/a 105 Seward Street - Perm. Parcel ID No. 0000152200);

to have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the Grantees and to their assigns, or to the heirs and assigns of the survivor of them forever. Grantor hereby covenants with the Grantees and with their assigns and with the heirs and assigns of the survivor of them that Grantor is lawfully seised of said premises; that they are free from encumbrance, 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. It is the intention of all parties hereto that in the event of the death of either of the Grantees, the entire fee simple to the real estate shall vest in the surviving Grantee.

Executed this 9th day of April, 2026.



ISAIAS VELASQUES, Grantor

Ivette F. Velasques
IVETTE F. VELASQUES, Grantor

State of Nebraska, County of Furnas } ss.

The foregoing instrument was acknowledged before me on April 9th, 2026, by Isaias Velasques and Ivette F. Velasques, husband and wife.

GENERAL NOTARY - State of Nebraska
SHERRY CACY
My Comm. Exp. April 20, 2029

Sherry Cacy
NOTARY PUBLIC

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	932	4/15/2026	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001914800		91		1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value						4371	2	11	35	3	00000	000	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
25,000		42,800		67,800		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 01	C) 5	D) 2	E) 0	F) 2			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1						Shelterbelt/Timber							
	1D						Accretion							
	2D1						Waste							
	2D						Other							
	3D1					AG LAND TOTAL								
	3D						Roads							
	4D1						Farm Sites							
	4D						Home Sites	0.320				25,000		
							Recreation							
	Dwellings				29,290		Other							
	Outbuildings				13,510		Non-AG TOTAL	0.320				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

• 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>04</u> Day <u>15</u> Yr. <u>2026</u>	4 Date of Deed Mo. <u>04</u> Day <u>09</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) Cottsch Feeding Corporation Street or Other Mailing Address 3303 W 12th St. City Hastings State NE Zip Code 68901 Phone Number 402-463-8924 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address NA	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
58,000.00

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 **Miller Abstract** No

18 Address of Property
1120 Highway 136, Red Cloud, NE 68970

18a No address assigned 18b Vacant land

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

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 \$	58,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$	_____
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$	58,000.00

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

Jeremiah Rieken or Mike Falmon
Print or Type Name of Grantee or Authorized Representative

Jeremiah Rieken
Signature of Grantee or Authorized Representative

Grantee
Title

402-463-8924
Phone Number

4/14/2026
Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>4</u> Day <u>15</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ 134.56	30 Recording Data BK2026, Pg 932

EXHIBIT A

Legal Description:

A part of County Surveyor's Lot Seventeen (17) in the Southwest Quarter (SW1/4) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows: Beginning at the southeast corner of said Lot 17, thence West 90 feet, thence North 85 feet, thence West 27 feet, thence North 75 feet, thence East 117 feet, thence South 160 feet to the place of beginning.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 04/15/26
\$ 134.56 By AS

Bk 2026, Pg 932

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 15 day
of April A.D., 2026, at 12:51
o'clock PM. Recorded in Book 2026
on Pages 932-933

Allyson King

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

Gottsch Feeding Corporation

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

A part of County Surveyor's Lot Seventeen (17) in the Southwest Quarter (SW1/4) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows: Beginning at the southeast corner of said Lot 17, thence West 90 feet, thence North 85 feet, thence West 27 feet, thence North 75 feet, thence East 117 feet, thence South 160 feet to the place of beginning.

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.

epi

Executed this 9 day of April, 2026.

Van Beber Properties, LLC

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

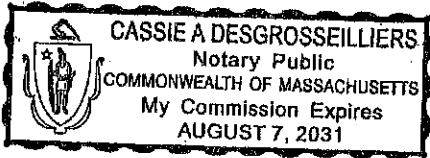
STATE OF Massachusetts

COUNTY OF Barnstable

Signed and sworn to before me the 15th of April, 2026, by Charles R. Van Beber, the Member/Manager of Van Beber Properties, LLC, on behalf of the Limited Liability Corp..

Cassie A Desrosiers
Notary Public

Affix stamp/seal:



CRV