

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		2 County Number 91		3 Date of Sale/Transfer Mo. 05 Day 13 Yr. 2026		4 Date of Deed Mo. 05 Day 13 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) James D. Henry and Jill R. Henry Street or Other Mailing Address 2921 78 Road City Burr Oak State KS Zip Code 66936				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Robert Young Street or Other Mailing Address PO Box 180 City Laporte State CO Zip Code 80535			
Phone Number (208)713-3709		Phone Number (970)690-1331		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 jillhenryhomes@gmail.com				Email Address robertdanielyoung@gmail.com			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$6,500.00

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

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

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

18 Address of Property
930 N Cedar Street, Red Cloud, NE 68970

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Robert Young
PO Box 180
Laporte, CO 80535

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots 17-20, Block 15, Smith & Moore's Add 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. \$ 6,500.00

23 Was non-real property included in the purchase?
 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) \$ 0.00

24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 6,500.00

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

Robert Young
Print or Type Name of Grantee or Authorized Representative

(970)690-1331
Phone Number

05/13/2026
Date

Grantee
Title

Register of Deed's Use Only

28 Date Deed Recorded
Mo. 5 Day 13 Yr. 26

29 Value of Stamp or Exempt Number
\$ 16.24

30 Recording Data
BK 2026, Pg 1153

For Dept. Use Only

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 05/13/26
\$ 16.24 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 13 day
of May A.D., 2026, at 09:48
o'clock AM. Recorded in Book 2026
on Page 1153

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

RETURN TO: John Hodge, Attorney at Law, PO Box 385, Nelson, NE 68961

WARRANTY DEED

JAMES D. HENRY and JILL R. HENRY, husband and wife, GRANTORS, in consideration of ONE DOLLAR OR OTHER VALUABLE CONSIDERATION received from GRANTEE, ROBERT YOUNG, convey to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. §76-201):

Lots Seventeen (17), Eighteen (18), Nineteen (19) and Twenty (20), Block Fifteen (15), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska.

GRANTORS covenant (jointly and severally) with GRANTEE that GRANTORS:

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

Executed the 13th day of May 2026.

J. Derek Henry

James D. Henry

Jill R. Henry

Jill R. Henry

STATE OF NEBRASKA)
) ss.
COUNTY OF NUCKOLLS)

The foregoing instrument was acknowledged before me by James D. Henry and Jill R. Henry, husband and wife, on the 13th day of May 2026.



(SEAL)

Jennifer M Jensen

Public Notary Signature
Jennifer M Jensen
Print Name
My Commission Expires: 6-19-2026

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	1151	9/19/2025	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002401800		111		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4247	3	12	14	0	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
3,423,435		149,930		3,573,365		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	376.210	2,567,635	GRASSLAND	1G1	13.840	23,735							
	1A	20.300	138,545		1G	33.890	58,120							
	2A1				2G1									
	2A				2G									
	3A1	0.900	5,645		3G1									
	3A	35.050	219,585		3G									
	4A1	0.600	3,760		4G1									
	4A	60.790	379,115		4G									
DRYLAND	1D1	59.960	198,165	Shelterbelt/Timber										
	1D	73.830	244,010	Accretion										
	2D1			Waste		5.900	2,950							
	2D	0.240	750	Other										
	3D1	7.860	23,285	AG LAND TOTAL		705.700	3,913,065							
	3D			Roads		18.970								
	4D1	7.540	22,055	Farm Sites		2.000	27,680							
	4D	8.790	25,710	Home Sites										
				Recreation										
	Dwellings			Other										
	Outbuildings		149,930	Non-AG TOTAL		20.970	27,680							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value: -
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S DEED OF DISTRIBUTION; BETWEEN PARENT & CHILD	
Comments from	Comments:
002401800 002407700 002409400 002505400	
(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. 09 Day 19 Yr. 2025, 4 Date of Dead Mo. 05 Day 5 Yr. 2026

5 Grantor's Name, Address, and Telephone (Please Print) See Attached, 6 Grantee's Name, Address, and Telephone (Please Print) Tony Kral and Todd Kral, each an undivided 1/2 as tenants in common

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: 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) 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? \$4,689,637.00, 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

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 1563 Road 600, Bladen, NE 68928, 19 Name and Address of Person to Whom the Tax Statement Should be Sent Tony Kral and Todd Kral, 456 Road T, Campbell, NE 68932

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

21 If agricultural, list total number of acres transferred in this transaction 726.67

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 20

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2-141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) 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, Attorney, Signature of Grantee or Authorized Representative, Title, 308-425-6273, Phone Number, 5/12/2026, Date

Register of Deed's Use Only, 28 Date Deed Recorded Mo. 5 Day 12 Yr. 26, 29 Value of Stamp or Exempt Number \$ Exempt #20, 30 Recording Data BK2026 Pg 1151

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

Attachment to Nebraska Form 521.

5. Grantor's Name

TODD KRAL, SUCCESSOR TRUSTEE OF THE PAUL E. KRAL and DENISE D. KRAL TRUSTS

6. Grantees' Addresses/Phone Numbers:

Tony Kral (½)
587 Road S
Bladen, NE 68928
402-984-5965

Todd Kral (½)
456 Road T
Campbell, NE 68932
402-461-6779

20. Legal Description:

The Southeast Quarter (SE¼), the East Half of the Southeast Quarter (E½SE¼), the Northwest Quarter (NW¼) and the West Half of the Southwest Quarter (W½SW¼), ALL IN Section Fourteen (14), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska;

The Northeast Quarter (NE¼) of Section Twenty Three (23), Township Three (3), North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska;

The north half of the vacated county road adjacent to the Southeast Quarter (SE¼) of Section Fourteen (14), and the south half of the vacated county road adjacent to the Northeast Quarter (NE¼) of Section Twenty-Three (23), Township Three (3,) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska; and

The North Eighty Eight (88) acres of the Northwest Quarter (NW¼) of Section Four (4), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska,

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 05/12/26
\$ Ex020 By AS

Bk 2026, Pg 1151

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 12 day
of May A.D., 2026, at 01:30
o'clock PM. Recorded in Book 2026
on Pages 1151-1152

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

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

TRUSTEE'S DEED OF DISTRIBUTION

TODD KRAL, SUCCESSOR TRUSTEE OF THE PAUL E. KRAL and DENISE D. KRAL TRUSTS, Grantor, whether one or more, in consideration of \$1.00 and final distribution of the assets of said trust, doe hereby convey to TONY KRAL and TODD KRAL, each an undivided one-half (1/2) interest as tenants in common, Grantees, in and to the following real estate (as defined in Neb. Rev. Stat. §76-201) in Webster County, Nebraska:

The Southeast Quarter (SE1/4), the East Half of the Southeast Quarter (E1/2SE1/4), the Northwest Quarter (NW1/4) and the West Half of the Southwest Quarter (W1/2SW1/4), ALL IN Section Fourteen (14), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska;

The Northeast Quarter (NE1/4) of Section Twenty Three (23), Township Three (3), North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska;

The north half of the vacated county road adjacent to the Southeast Quarter (SE1/4) of Section Fourteen (14), and the south half of the vacated county road adjacent to the Northeast Quarter (NE1/4) of Section Twenty-Three (23), Township Three (3,) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska; and

The North Eighty Eight (88) acres of the Northwest Quarter (NW1/4) of Section Four (4), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska,

subject to easements and restrictions of record.

The Grantor covenants with the Grantees that said real estate is free from encumbrances and that the Grantor has legal power and lawful authority to convey the same.

Executed this 5th day of May, 2026.

Todd Kral Successor Trustee
Todd Kral, Successor Trustee of the Paul E. Kral
and Denise D. Kral Trusts.

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	1093	4/30/2026	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000302900		110		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133					00	0	20005		008	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
3,495		216,160		219,655		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					

		Residential	Commercial
Multiple Improvements:		Multiple Improvements :	Multiple Improvements :
Construction Date:		Construction Date : 1890	Construction Date :
Floor:		Floor Sq. Ft. : 2,264	Floor Sq. Ft. :
Building Cost New:		Cost : 327,435	Cost :
Single Family Style: 102		Residential Condition: 35	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 checked="" type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:	Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
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 <input checked="" type="checkbox"/>	3 Date of Sale/Transfer Mo. <u>4</u> Day <u>30</u> Yr. <u>26</u>	4 Date of Deed Mo. <u>4</u> Day <u>8</u> Yr. <u>26</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Dorian Crenshaw Street or Other Mailing Address 502 W. Nemaha Street City Blue Hill State NE Zip Code 68930		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Gage D. Brown Street or Other Mailing Address 502 W. Nemaha Street City Blue Hill State NE Zip Code 68930	
Phone Number 402-469-2359		Phone Number 308-293-5785	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address N/A		Email Address N/A	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
147,500.00

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

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

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

18 Address of Property
502 W. Nemaha Street, Blue Hill NE 68930

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The E 1/2 of Lot 9, and all of Lots 10, 11 and 12, Block 8, in the Original Town of Blue Hill, 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 \$ 147,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 147,500.00

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

Gage D. Brown
 Print or Type Name of Grantee or Authorized Representative

[Signature]
 Signature of Grantee or Authorized Representative

Grantee
 Title

308-293-598
 Phone Number

4-30-2026
 Date

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

28 Date Deed Recorded Mo. <u>5</u> Day <u>5</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ 343.36	30 Recording Data BKadab, Pg 1093
--	--	---

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

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	1068	5/4/2026	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000142000		109		1		GeoCde	TwN	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10025		009	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
5,910		113,730		119,640		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 : 1984				Construction Date :						
Floor:				Floor Sq. Ft. : 1,196				Floor Sq. Ft. :						
Building Cost New:				Cost : 210,245				Cost :						
Single Family Style: 101				Residential Condition: 35				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:			Condition:			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent							(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex											(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from						Comments:								
000142000 000141900 000141901														
(Continue on back)														

37670
37672 37680

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

109

FORM 521

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

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>05</u> Day <u>04</u> Yr. <u>2026</u>		4 Date of Deed Mo. <u>05</u> Day <u>03</u> Yr. <u>2026</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Abby E Hansen and Joseph D Hansen, II Street or Other Mailing Address 829 Hwy 281 City Red Cloud State NE Zip Code 68970 Phone Number 402.750.1322 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Lillian Schriener and Tate Schriener Street or Other Mailing Address 838 N Chestnut St. City Red Cloud State NE Zip Code 68970 Phone Number 402.746.0409 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"/> 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 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?
175,000.00

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

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

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

18 Address of Property
838 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.)
Lots Seven (7), Eight (8), Nine (9), Ten (10) and the North Half (N1/2) of Lot Eleven (11), Block Nine (9), LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed.....	22	\$	175,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	175,000.00

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

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

Lillian Schriener or Tate Schriener 402.746.0409
Print or Type Name of Grantee or Authorized Representative Phone Number

Tate Schriener Grantee
Signature of Grantee or Authorized Representative Title

5.4.2026
Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>5</u> Day <u>4</u> Yr. <u>2026</u>	29 Value of Stamp or Exempt Number \$ <u>406.00</u>	30 Recording Data BK2026, Pg 1068

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 05/04/26
\$ 406.00 By AS

Bk 2026, Pg 1068

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 04 day
of May A.D., 2026, at 10:03
o'clock AM. Recorded in Book 2026
on Pages 1068-1069

Allyssa 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

Abby E Hansen and Joseph D Hansen, II, wife and husband

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

Lillian Schriener and Tate Schriener

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

Lots Seven (7), Eight (8), Nine (9), Ten (10) and the North Half (N1/2) of Lot Eleven (11), Block Nine (9), LeDuc's Addition 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 3rd day of May, 2026.

Abby E Hansen
Abby E Hansen

Joseph D Hansen, II
Joseph D Hansen, II

STATE OF NEBRASKA

COUNTY OF WEBSTER

Signed and sworn to before me the 3rd of May, 2026, by Abby E Hansen and Joseph D Hansen, II, wife and husband.

Bridget Daehling
Notary Public

Affix stamp/seal:



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	1043	5/1/2026	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000127900		108		1		GeoCde	Twn	Rng	Sect	Qrt	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		013	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
2,625		65,695		68,320		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1					

		Residential	Commercial
Multiple Improvements:		Multiple Improvements. :	Multiple Improvements. :
Construction Date:		Construction Date : 1900	Construction Date :
Floor:		Floor Sq. Ft. : 924	Floor Sq. Ft. :
Building Cost New:		Cost : 118,870	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:	
WD	
Comments from	Comments:
(Continue on back)	

36010

Real Estate Transfer Statement

108

• 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. 05 Day 01 Yr. 2026		4 Date of Deed Mo. 4 Day 25 Yr. 26	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) SEE EXHIBIT A Street or Other Mailing Address City State Zip Code Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Dameion L. Cornell-Warburtn Street or Other Mailing Address 905 N Locust St. City State Zip Code Red Cloud NE 68970 Phone Number 402.257.7473 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"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition	<input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____
--	--	---	--	---	---

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

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

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

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

14 What is the current market value of the real property?
66,000.00

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

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

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

18 Address of Property
905 N Locust 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 Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Thirteen (13), Smith and Moore's Addition to the City of Red Cloud, Webster County, Nebraska

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

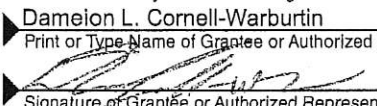
22 Total purchase price, including any liabilities assumed.	22	\$	66,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	1
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	66,000.00

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

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

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

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

sign here  _____
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative

402.257.7473
Phone Number
5.1.2026
Date

Grantee
Title

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 5 Day 4 Yr. 26	29 Value of Stamp or Exempt Number \$ 153.12	30 Recording Data BK2026, Pg. 1043

EXHIBIT A

Grantor:

Tate Schriner and Lillian Schriner
838 N Chestnut St
Red Cloud, NE 68970
(402)746-0409

Lonnie Schriner and Shannon Schriner
905 N Locust St
Red Cloud, NE 68970
(402)746-0409

Legal Description:

Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Thirteen (13), Smith and Moore's Addition to the City of Red Cloud, Webster County, Nebraska

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 05/04/26
\$ 153.12 By AS

Bk 2026, Pg 1043

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 04 day
of May A.D., 2026, at 09:04
o'clock AM. Recorded in Book 2026
on Pages 1043-1044

Abbey Waing 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

Tate Schriner and Lillian Schriner, a married couple and Lonnie Schriner and Shannon Schriner, a married couple, as joint tenants

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

Dameion L. Cornell-Warburton

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

Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Thirteen (13), Smith and Moore's Addition 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 25 day of APRIL, 2026.

Tate Schriner
Tate Schriner

Lillian Schriner
Lillian Schriner

Lonnie Schriner
Lonnie Schriner

Shannon Schriner
Shannon Schriner

STATE OF NEBRASKA

COUNTY OF Webster

Signed and sworn to before me the 25th of April, 2026, by Tate Schriner and Lillian Schriner, a married couple and Lonnie Schriner and Shannon Schriner, a married couple.

Bridget Daehling
Notary Public

Affix stamp/seal:



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2026	1034	5/1/2026	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000126400	107	4	01	GeoCde	Twn	Rng	Sect	Qrt	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		010	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,085	63,070	64,155		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 : 1930	Construction Date :
Floor:	Floor Sq. Ft. : 1,203	Floor Sq. Ft. :
Building Cost New:	Cost : 174,120	Cost :
Single Family Style: 104	Residential Condition: 25	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 type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input checked="" type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
JTWD; SATISFACTION OF CONTRACT	
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. 05 Day 01 Yr. 2026	4 Date of Deed Mo. 07 Day 08 Yr. 2016
-------------------------------	-----------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Ted E. Delka, Jr. & Arla M. Delka Street or Other Mailing Address 525 East State St City State Zip Code Guide Rock NE 68942 Phone Number 4022577278 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Regon Rhone & Michele Rhone Street or Other Mailing Address 826 N Webster St City State Zip Code Red Cloud NE 68970 Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes No Yes No	
---	--	---	--

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input 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"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Other _____
--	--	---	---	--	--------------------------------------

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

10 Type of Transfer

<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input checked="" 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?
\$18,000

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
826 N Webster St
Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots Fifteen (15) and Sixteen (16), Block Ten (10), 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	\$	18,000.00
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	\$	18,000.00

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

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

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

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

sign here

Kory McCracken (402) 746-3613
Print or Type Name of Grantee or Authorized Representative Phone Number

[Signature] Attorney 05/01/2026
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. 5 Day 1 Yr. 26	29 Value of Stamp or Exempt Number \$ 41.76	30 Recording Data BK2026, pg 1034	

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 1 day of May A.D., 2016, at 3:50 o'clock P. M. Recorded in Book 2026 on Page 1034

Abbey King County Clerk
10.00 Deputy
Ind. AS Comp. Assessor Carded



JOINT TENANCY WARRANTY DEED

Ted E. Delka, Jr. and Arla M. Delka, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Regon Rhone and Michele Rhone, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Fifteen (15) and Sixteen (16), Block Ten (10), 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 July 8th, 2016.

Ted E. Delka, Jr.

Arla M. Delka

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 8th, 2016, by Ted E. Delka, Jr. and Arla M. Delka, husband and wife.

Comm. expires _____

KORY MCCRACKEN
General Notary
State of Nebraska
My Commission Expires Aug 27, 2018

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code													
91	2026	1033	5/1/2026	Base: 91-0002		Affiliated:		Unified:									
Location ID		Sale Number		Useability & Code #		Parcel Number											
001614700		106		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel			
Date of Sale Assessed Value						4243	3	10	32	4	00000		000	0000			
Land		Improvements		Total		Date of Sale Property Classification Code											
51,380		354,265		405,645		Status	Property Type	Zoning	Location	City Size	Parcel Size						
Irrigation Type:						A) 1	B) 01	C) 5	D) 3	E) 0	F) 6						
LCG			ACRES:			VALUE:			LCG			ACRES:			VALUE:		
IRRIGATED 1A1									GRASSLAND 1G1								
1A									1G								
2A1									2G1								
2A									2G								
3A1									3G1								
3A									3G								
4A1									4G1								
4A									4G								
DRYLAND 1D1									Shelterbelt/Timber								
1D									Accretion								
2D1									Waste								
2D									Other								
3D1									AG LAND TOTAL								
3D									Roads								
4D1									Farm Sites			1.000			13,840		
4D									Home Sites			5.020			37,540		
									Recreation								
Dwellings						320,745			Other								
Outbuildings						33,520			Non-AG TOTAL			6.020			51,380		

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

65040

106

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. 05 Day 01 Yr. 2026	4 Date of Deed Mo. 05 Day 01 Yr. 2026
-------------------------------	-----------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Alan E and Cheryl L Schulenburg Street or Other Mailing Address 1470 SPUR 91B City Red Cloud State NE Zip Code 68970 Phone Number 402-984-1312 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Natalie Schunk, Michele Boutin and Gayle Wademan Street or Other Mailing Address 1470 SPUR 91B City Red Cloud State NE Zip Code 68970 Phone Number 402-984-1312 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	
--	--	---	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$300,000.00

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

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

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

18 Address of Property
Same as Grantor

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

18a No address assigned 18b Vacant land

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

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

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

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

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

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

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

sign here

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

David B. Garwood
Signature of Grantee or Authorized Representative

Attorney
Title

402.746.3613
Phone Number

5-1-26
Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. 5 Day 1 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt #5a	30 Recording Data BK 2026, Pg 1033	

A tract of land located in the Southeast Quarter (SE¼) of Section Thirty-two (32), Township Three (3) North, Range Ten (10) West of the Sixth P.M., Webster County, Nebraska, being more particularly described as follows: Commencing at the Southeast Corner of said Section 32; thence S89°59'57"W (assumed bearing) along the South line of said Southeast Quarter (SE¼) 1,389.03 feet to the TRUE PLACE OF BEGINNING; thence continuing S89°59'57"W along said South line 298.07 feet; thence N00°00'03"W perpendicular to said South line 385.00 feet; thence S86°59'36"E a distance of 298.48 feet; thence S00°00'03"E perpendicular to said South line 369.34 feet to the place of beginning, containing 2.58 acres; EXCEPT a tract conveyed to the State of Nebraska for public highway by Warranty Deed recorded in Book 2022, page 445.

A tract of land located in the Southeast Quarter (SE¼) of Section Thirty-two (32), Township Three (3) North, Range Ten (10) West of the Sixth P.M., Webster County, Nebraska, being more particularly described as follows: Commencing at the Southeast Corner of said Section 32, thence S89°59'57"W (assumed bearing) along the South line of said Southeast Quarter (SE¼) 962.85 feet to the TRUE PLACE OF BEGINNING; thence continuing S89°59'57"W along said South line 426.18 feet; thence N00°00'03"W perpendicular to said South line 369.34 feet; thence S86°59'36"E a distance of 321.52 feet; thence S16°36'14"E a distance of 367.81 feet to the place of beginning, containing 3.09 acres; EXCEPT a tract conveyed to the State of Nebraska for public highway by Warranty Deed recorded in Book 2022, page 445; AND

Legal descriptions C and D, being two (2) tracts situated in the Southeast Quarter (SE¼) of Section Thirty-two (32), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described in the Survey by Thomas L. Krueger, Registered Land Surveyor, and filed August 15, 2001, in Book 2001, page 1583.

State of Nebraska } ss,
County of Webster }

BOOK 2026 PAGE 1033

Entered on the numerical index and filed for record in the Clerk's office of said county this 1 day of May A.D., 2026 at 3:11 o'clock P.M. Recorded in Book 2026 on Page 1033
Abbey Haug County Clerk
16.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-1-26
\$ Exempt BY AS

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

QUITCLAIM DEED

Alan E. Schulenburg and Cheryl L. Schulenburg, husband and wife, GRANTORS, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, quitclaim and convey to our daughters, Natalie Schunk, Michele Boutin and Gayle Wademan, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the Southeast Quarter (SE¼) of Section Thirty-two (32), Township Three (3) North, Range Ten (10) West of the Sixth P.M., Webster County, Nebraska, being more particularly described as follows: Commencing at the Southeast Corner of said Section 32; thence S89°59'57"W (assumed bearing) along the South line of said Southeast Quarter (SE¼) 1,389.03 feet to the TRUE PLACE OF BEGINNING; thence continuing S89°59'57"W along said South line 298.07 feet; thence N00°00'03"W perpendicular to said South line 385.00 feet; thence S86°59'36"E a distance of 298.48 feet; thence S00°00'03"E perpendicular to said South line 369.34 feet to the place of beginning, containing 2.58 acres; EXCEPT a tract conveyed to the State of Nebraska for public highway by Warranty Deed recorded in Book 2022, page 445.

A tract of land located in the Southeast Quarter (SE¼) of Section Thirty-two (32), Township Three (3) North, Range Ten (10) West of the Sixth P.M., Webster County, Nebraska, being more particularly described as follows: Commencing at the Southeast Corner of said Section 32, thence S89°59'57"W (assumed bearing) along the South line of said Southeast Quarter (SE¼) 962.85 feet to the TRUE PLACE OF BEGINNING; thence continuing S89°59'57"W along said South line 426.18 feet; thence N00°00'03"W perpendicular to said South line 369.34 feet; thence S86°59'36"E a distance of 321.52 feet; thence S16°36'14"E a distance of 367.81 feet to the place of beginning, containing 3.09 acres; EXCEPT a tract conveyed to the State of Nebraska for public highway by Warranty Deed recorded in Book 2022, page 445; AND

Legal descriptions C and D, being two (2) tracts situated in the Southeast Quarter (SE¼) of Section Thirty-two (32), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described in the Survey by Thomas L. Krueger, Registered Land Surveyor, and filed August 15, 2001, in Book 2001, page 1583.

GRANTORS HEREBY RESERVE TO THEMSELVES OR THE SURVIVOR OF THEM A LIFE ESTATE IN SAID REAL ESTATE.

Executed May 1st, 2026.

Alan E. Schulenburg
Alan E. Schulenburg

Cheryl L. Schulenburg
Cheryl L. Schulenburg

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May 1st, 2026, by Alan E. Schulenburg and Cheryl L. Schulenburg, husband and wife.

GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
My Comm. Exp. December 2, 2026
Comm. expires 12-2-2026

David B. Garwood
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	1012	5/1/2026	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000117601		105		1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4491				00	0	10005		030	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
2,890		78,920		81,810		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 3					

	Residential	Commercial
Multiple Improvements:	Multiple Improvements :	Multiple Improvements :
Construction Date:	Construction Date :	Construction Date : 1996
Floor:	Floor Sq. Ft. :	Floor Sq. Ft. : 2,730
Building Cost New:	Cost :	Cost : 109,610
Single Family Style:	Residential Condition:	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: 386 Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class: 4
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input checked="" type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality:	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: 20 Condition: 30
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input checked="" type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input checked="" type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

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

(Continue on back)

31880

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

105

FORM 521

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

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>5</u> Day <u>1</u> Yr. <u>2026</u>		4 Date of Deed Mo. <u>4</u> Day <u>29</u> Yr. <u>2026</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Thomas L Hitchler and Linda L Hitchler Street or Other Mailing Address 1319 Hwy 136 City Red Cloud State NE Zip Code 68970 Phone Number 402-746-4412 Email Address na				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Dinkler Properties, L.L.C. Street or Other Mailing Address 539 Road P City Bladen State NE Zip Code 68928 Phone Number 402-746-4078 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"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Recreational		<input type="checkbox"/> Mobile Home

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
80,000.00

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

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

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

18 Address of Property

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The East Seventy-five feet (75') of Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9) and Ten (10), Block Thirty (30), Original Town, now 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	\$	80,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	80,000.00

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

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

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

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

sign here

Print or Type Name of Grantee or Authorized Representative
Scott John Dinkler, Member of Dinkler Properties, L.L.C.

Signature of Grantee or Authorized Representative
[Signature]

Grantee Title
402-746-4078
Phone Number
5/1/2026
Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>5</u> Day <u>1</u> Yr. <u>2026</u>	29 Value of Stamp or Exempt Number \$ 185.60	30 Recording Data BK2026 Pg 1012

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 05/01/26
\$ 185.60 By AS

Bk 2026, Pg 1012

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 01 day
of May A.D., 2026, at 10:31
o'clock AM. Recorded in Book 2026
on Pages 1012-1013

Arday Daini

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

Thomas L Hitchler and Linda L Hitchler, 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

Dinkler Properties, L.L.C., a Nebraska Limited Liability Company

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

The East Seventy-five feet (75') of Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9) and Ten (10), Block Thirty (30), Original Town, now 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 29th day of April, 2026.

Thomas L Hitchler
Thomas L Hitchler

Linda L Hitchler
Linda L Hitchler

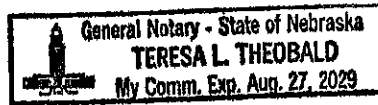
STATE OF NEBRASKA

COUNTY OF WEBSTER

Signed and sworn to before me the 29th of April, 2026, by Thomas L Hitchler and Linda L Hitchler, husband and wife.

Teresa L Theobald
Notary Public

Affix stamp/seal:



Residential & Commercial Sales Worksheet

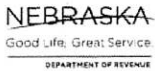
Cnty No.	Book	Page	Sale Date	School District Code								
91	2026	982	4/23/2026	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000323500	104	1		GeoCde	Twn	Rng	Sect	Qrt	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20025		004	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
10,905	172,165	183,070		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1975	Construction Date :
Floor:	Floor Sq. Ft. : 1,208	Floor Sq. Ft. :
Building Cost New:	Cost : 253,150	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:	
TRUSTEE 'S DEED	
Comments from	Comments:
(Continue on back)	

8200

104



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 item number.

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

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. <u>04</u> Day <u>23</u> Yr. <u>2026</u>	4 Date of Deed Mo. <u>04</u> Day <u>22</u> Yr. <u>2026</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Timothy C. Zimmerman, Successor Trustee of the Margaret J. Zimmerman Revocable Trust		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Chase A. Golter and Zandra G. Golter, husband and wife	
Street or Other Mailing Address 1004 Lakeview Terrace		Street or Other Mailing Address 405 Sycamore Street	
City Hastings, NE 68901	State NE	City Blue Hill	State NE
Zip Code 68901	Zip Code 68930	Phone Number (402) 984-2919	Phone Number 402-705-4900
Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Email Address cgolter@hotmail.com	

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

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

8 Type of Deed

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

9 Was transfer part of an IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
 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?
\$260,000.00

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 **Nebraska Realty-Hastings** No

18 Address of Property
**405 N Sycamore Street
Blue Hill, NE 68930**

18a No address assigned **18b** Vacant Land

19 Name and Address of Person to Whom Tax Statement Should be Sent
**Chase A. Golter and Zandra G. Golter
405 N Sycamore Street
Blue Hill, NE 68930**

20 Legal Description
Lots, 3, 4, 5, 6, 7 and 8, Block 4, Buschow's Addition to the Village of Blue Hill, Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed	\$	260,000	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.)	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	260,000	00

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

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

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

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

▶ **Chase A. Golter and Zandra G. Golter**
Print or Type Name of Grantee or Authorized Representative

▶ *Chase A. Golter*
Signature of Grantee or Authorized Representative

▶ _____
Grantee or Authorized Representative

▶ _____
Title

▶ **402-705-4900**
Phone Number

▶ **04-23-2026**
Date

sign here

REGISTER OF DEED'S USE ONLY

28 Date Deed Recorded Mo. <u>4</u> Day <u>28</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ <u>603.20</u>	30 Recording Data <u>BK2026 Pg 982</u>	For Dept. Use Only
--	---	--	--------------------

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 28 day
of April A.D., 2026, at 8:26
o'clock AM. Recorded in Book 2026
on Page 982
Alvany Hsing County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-28-26
\$ 603.20 By AS

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

TRUSTEE'S DEED

For the consideration of One Dollar and other goods and valuable consideration, **Timothy C. Zimmerman, Successor Trustee of the Margaret J. Zimmerman Revocable Trust**, hereby conveys to GRANTEE'S

Chase A. Golter and Zandra G. Golter, husband and wife as joint tenants with right of survivorship,

the following described real estate in Webster County, Nebraska:

Lots, 3, 4, 5, 6, 7 and 8, Block 4, Buschow's Addition to the Village of Blue Hill, Webster County, Nebraska.

subject to easements and restrictions of record.

- GRANTOR covenants with GRANTEES that GRANTOR:
- (1) is lawfully seized of such real estate that it is free from encumbrances
 - (2) has legal power and lawful authority to convey the same;
 - (3) warrants and will defend title to the real estate against any acts of the GRANTOR.

Executed this 28th day of April, 2026.

The Margaret J. Zimmerman Revocable Trust

[Signature] Successor
By: Timothy C. Zimmerman
Trustee

STATE OF Nebraska
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 22nd day of April, 2026 by Timothy C. Zimmerman, Successor Trustee of the Margaret J. Zimmerman Revocable Trust.

[Signature]
Notary Public Brent A. Parker
My Commission expires Jan 19, 2027

State of Nebraska - General Notary
BRENT A. PARKER
My Commission Expires
January 19, 2027

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	981	4/23/2026	Base: 91-0074			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
000322301		103		1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value						4133			00	0	20025		004	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
10,955				10,955		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RURAL (RUR)						A) 2	B) 01	C) 1	D) 1	E) 6	F) 4			

	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:
Empty Lot	
(Continue on back)	

841001

103



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 item number.

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

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. 04 Day 23 Yr. 2026	4 Date of Deed Mo. 04 Day 22 Yr. 2026
---------------------------------	------------------------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) James M. Zimmerman	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Chase A. Golter and Zandra G. Golter
---	--

Street or Other Mailing Address 2627 Hwy 4	Street or Other Mailing Address 405 Sycamore Street
--	---

City Lawrence	State NE	Zip Code 68957	City Blue Hill	State NE	Zip Code 68930
-------------------------	--------------------	--------------------------	--------------------------	--------------------	--------------------------

Phone Number NA	Phone Number () 402-705-4900	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address NA	Email Address cgolter@hotmail.com	If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$15,000.00

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 **Nebraska Realty-Brent** No

18 Address of Property
Blue Hill, NE 68930

18a No address assigned 18b Vacant Land

19 Name and Address of Person to Whom Tax Statement Should be Sent
Chase A. Golter and Zandra G. Golter
405 Sycamore Street
Hastings, NE 68901

20 Legal Description
Lots 1 and 2, Block 1 and Lots 1 and 2, Block 4, Buschow's Addition to the Village of Blue Hill, Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed	22	\$	15,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	15,000	00


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

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

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

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

▶ **Chase A. Golter and Zandra G. Golter** () - 402-705-4900
 Print or Type Name of Grantee or Authorized Representative Phone Number

▶  _____
 Signature of Grantee or Authorized Representative Grantee or Authorized Representative
Title Date

sign here

REGISTER OF DEED'S USE ONLY

For Dept. Use Only

28 Date Deed Recorded Mo. 4 Day 28 Yr. 26	29 Value of Stamp or Exempt Number \$ 34.00	30 Recording Data BK2026 Pg 981
---	---	---

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 28 day of April A.D., 2026, at 2:23 o'clock a.M. Recorded in Book 2026 on Page 981
Abbey Tracy County Clerk
10.00 Deputy
Ind. Comp. Assessor. Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-28-26
\$ 34.80 By ab

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

SURVIVORSHIP WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT James M. Zimmerman and Heather K. Zimmerman, husband and wife, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantees, do grant, bargain, sell, convey, and confirm unto GRANTEE'S Chase A. Golter and Zandra G. Golter, husband and wife, as joint tenants with right of survivorship,

the following described real property in Webster County, Nebraska:

Lots 1 and 2, Block 1 and Lots 1 and 2, Block 4, Buschow's Addition to the Village of Blue Hill, Webster County, Nebraska.

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

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

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

Executed this 22nd day of April, 2026.

James M. Zimmerman
James M. Zimmerman

Heather K. Zimmerman
Heather K. Zimmerman

STATE OF Nebraska
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 22nd day of April, 2026 by James M. Zimmerman and Heather K. Zimmerman, husband and wife.

Brent A. Parker
Notary Public Brent A. Parker

State of Nebraska - General Notary
BRENT A. PARKER
My Commission Expires
January 19, 2027

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	975	4/23/2026	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001814001		102		4 08		GeoCde	Trn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491	1	11	15	2	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
704,065		484,590		1,188,655		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type: NO IRRIGATION				A) 1	B) 05	C) 5	D) 3	E) 0	F) 6					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	90.780		151,545				
	1A						1G							
	2A1						2G1	27.200		42,295				
	2A						2G	65.030		101,120				
	3A1						3G1							
	3A						3G	5.110		7,640				
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	53.000		175,165		Accretion								
	2D1	34.220		107,280		Waste								
	2D					Other								
	3D1					AG LAND TOTAL		302.750		665,225				
	3D					Roads		6.710						
	4D1	8.070		23,605		Farm Sites		1.000		13,840				
	4D	19.340		56,575		Home Sites		1.000		25,000				
						Recreation								
	Dwellings			434,120		Other								
	Outbuildings			50,470		Non-AG TOTAL		8.710		38,840				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
CORPORATE WD; IRS 1031 EXCHANGE	
Comments from	Comments:
001814001 001814101 001814200 001814600	

(Continue on back)

Real Estate Transfer Statement

102

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. 4 Day 23 Yr. 2026	4 Date of Deed Mo. 4 Day 23 Yr. 2026
--------------------------------------	--	---	--

6 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Northwest Mortgage Co Street or Other Mailing Address PO Box 565 City Hoxie State KS Zip Code 67740 Phone Number 785-675-3217 Email Address elandlaw@ruraltel.net		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Ironclad Land, LLC Street or Other Mailing Address 10820 E Turquoise Avenue City Scottsdale State AZ Zip Code 85259 Phone Number 443-3081 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 chad.timm@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 <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 <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt
--	--	---

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input checked="" type="checkbox"/> Other (Explain) 1031

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

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

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

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

14 What is the current market value of the real property?
\$1,540,000.00

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

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

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

18 Address of Property
**Tract in 21-1-11
Webster County, NE 68970**

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Ironclad Land, LLC
10820 East Turquoise Avenue
Scottsdale, AZ 85259**

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

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

22 Total purchase price, including any liabilities assumed.	22	\$	1,540,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see Instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	1,540,000.00

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	Ironclad Land, LLC, a Nebraska Limited Liability Company	443-3081
	Print or Type Name of Grantee or Authorized Representative	Phone Number
	<i>Chad R. Timm</i>	4/23/2026
	Signature of Grantee or Authorized Representative	Date
	Grantee/Member	
	Title	

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 4 Day 27 Yr. 26	29 Value of Stamp or Exempt Number \$ 2.32	30 Recording Data BK2026, Pg 975

EXHIBIT "A"

Tract 1:

The Northeast Quarter (NE1/4) of Section Twenty-one (21), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

Road D, Beginning at the west right-of-way line of Road 1000 and extending west approximately 1,200 feet to the assumed end of current maintenance, along a portion of the north section line of Section 21, T1N, R11W (Book 2022, Page 681)

Tract 2:

The South Half of the South Half of the Southeast Quarter (S1/2S1/2SE1/4) of Section Sixteen (16), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska;

Road D, Beginning at the west right-of-way line of Road 1000 and extending west approximately 1,200 feet to the assumed end of current maintenance, along a portion of the south section line of Section 16, T1N, R11W (Book 2022, Page 680)

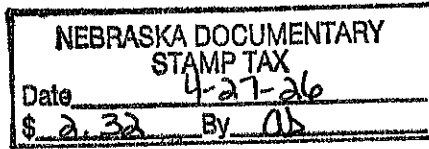
Tract 3:

A tract of land located in the Northwest Quarter of Section 16 and the East Half of Section 16, all in Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows and assuming the East line of the SE $\frac{1}{4}$ of said Section 16 bears S00°11'25"W. Beginning on the East 1/4 corner of said Section 16; thence S00°11'25"W 1997.62 feet on the Section line to the SE Corner of the N1/2SE1/4SE1/4; thence N89°27'40"W 1325.01 feet on the South line of said N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ to the SW Corner of the N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence N00°13'20"W 1989.86 feet on the 1/16th Section line to the N 1/16th corner of the SE1/4 thence N00°35'06"W 1588.00 feet on the 1/16th Section line to a point on the centerline of an existing County Road; thence S77°36'13"E 1127.23 feet on the centerline of the County road to a point; thence S60°21'09"E 444.14 feet on the centerline of the County Road and entering into the NW $\frac{1}{4}$ of said Section 16 to a point; thence S87°15'39"E 445.90 feet on the centerline of the County Road to a point; thence S05°32'01"W 161.04 feet to the centerline of the County Road to a point; thence S16°42'49"W 185.89 feet on the centerline of the County Road to a point; thence S36°52'20"W 511.84 feet on the centerline of the County Road to a point; thence S29°01'04"W 413.76 feet on the centerline of the County Road to the True 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 27 day of April A.D., 2026, at 11:17 o'clock AM. Recorded in Book 2026 on Pages 975-977



Alison King County Clerk
Fee: \$22.00 By: AS Deputy
Electronically Recorded

CORPORATION GENERAL WARRANTY DEED

THIS INDENTURE, Made this 23rd day of April, 2026, between **Northwest Mortgage Co**, a Kansas corporation duly organized, incorporated and existing under and by virtue of the laws of the State of Kansas, of the first part, and **Ironclad Land, LLC**, a Nebraska Limited Liability Company, of the second part:

WITNESSETH, That said party of the first part in consideration of the sum of \$1.00, the receipt of which is hereby acknowledged, does by these presents, GRANT, BARGAIN, SELL, AND CONVEY unto said part(ies) of the second part, and the heirs and assigns of the same, all of the following described real estate, situated in Webster County and State of Nebraska, to-wit:

See Attached Exhibit "A" for Legal Description

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, forever.

And said grantor, for itself, its successors and assigns, does hereby covenant, promise and agree, to and with said part(ies) of the second part, that at the delivery of these presents it is lawfully seized in its own right, of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of what nature or kind soever;

EXCEPT AND SUBJECT TO:

Easements and right of ways of record and unrecorded easements and right of ways apparent from view.

and that it will warrant and forever defend the same unto said part(ies) of the second part, and the heirs and assigns of the same, against said party of the first part, its successors and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said party of the first part has hereunto caused this Deed to be signed on its behalf by its Vice President, thereunto duly authorized so to do the day and year first above written.


Northwest Mortgage Co

By 
Brad Eland, Vice President

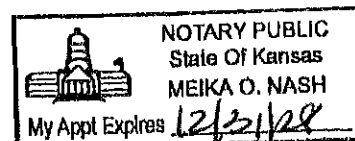
STATE OF KANSAS, DOUGLAS COUNTY, ss:

BE IT REMEMBERED, that on this 23rd day of April, 2026, before me, the undersigned, a Notary Public in and for the County and State aforesaid came Brad Eland, Vice President of Northwest Mortgage Co, a corporation duly organized, incorporated and existing under and by virtue of the laws of the State of Kansas, who is personally known to me to be such officer and who is personally known to me to be the same person who executed and attested, as such officer, the within instrument of writing on behalf of said corporation, and such person duly acknowledged the execution of the same to be the act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.


Meika O. Nash - Notary Public

Commission Expires: 12/31/28



NEBRASKA DOCUMENTARY STAMP EXEMPTION:
Neb. Rev. Stat. 76-902 Exemption #4

Exhibit A – Legal Description

Tract 1:

The Northeast Quarter (NE1/4) of Section Twenty-one (21), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

Road D, Beginning at the west right-of-way line of Road 1000 and extending west approximately 1,200 feet to the assumed end of current maintenance, along a portion of the north section line of Section 21, T1N, R11W (Book 2022, Page 681)

Tract 2:

The South Half of the South Half of the Southeast Quarter (S1/2S1/2SE1/4) of Section Sixteen (16), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska;

Road D, Beginning at the west right-of-way line of Road 1000 and extending west approximately 1,200 feet to the assumed end of current maintenance, along a portion of the south section line of Section 16, T1 N, R11W (Book 2022, Page 680)

Tract 3:

A tract of land located in the Northwest Quarter of Section 15 and the East Half of Section 16, all in Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows and assuming the East line of the SE $\frac{1}{4}$ of said Section 16 bears S00°11'25"W. Beginning on the East $\frac{1}{4}$ corner of said Section 16; thence S00°11'25"W 1997.62 feet on the Section line to the SE Corner of the N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence N89°27'40"W 1326.01 feet on the South line of said N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ to the SW Corner of the N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence N00°13'20"W 1989.86 feet on the $\frac{1}{16}$ th Section line to the N $\frac{1}{16}$ th corner of the SE $\frac{1}{4}$ thence N00°36'06"W 1588.00 feet on the $\frac{1}{16}$ th Section line to a point on the centerline of an existing County Road; thence S77°36'13"E 1127.23 feet on the centerline of the County road to a point; thence S60°21'09"E 444.14 feet on the centerline of the County Road and entering into the NW $\frac{1}{4}$ of said Section 15 to a point; thence S87°15'39"E 446.90 feet on the centerline of the County Road to a point; thence S05°32'01"W 161.04 feet to the centerline of the County Road to a point; thence S16°42'49"W 185.89 feet on the centerline of the County Road to a point; thence S36°52'20"W 511.84 feet on the centerline of the County Road to a point; thence S29°01'04"W 419.76 feet on the centerline of the County Road to the True Point of Beginning.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	973	4/23/2026	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002411000		101		1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4247	3	12	28	3	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
232,460				232,460		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	10.940		36,160		Accretion								
	2D1					Waste								
	2D	22.700		71,165		Other								
	3D1					AG LAND TOTAL		76.420		232,460				
	3D					Roads		2.960						
	4D1	6.840		20,010		Farm Sites								
	4D	35.940		105,125		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		2.960						

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

12975

Real Estate Transfer Statement

101

• 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>4</u> Day <u>23</u> Yr. <u>2026</u>	4 Date of Deed Mo. <u>4</u> Day <u>23</u> Yr. <u>2026</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Scott A Schmidt and Teresa L Schmidt Street or Other Mailing Address 1824 Road 300 City State Zip Code Campbell NE 68932 Phone Number 402-746-4461 Email Address na		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Mark Kelsner Street or Other Mailing Address 602 W. 14th St. City State Zip Code Juniata NE 68955 Phone Number 402-461-6733 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address na	

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

(A) Status <input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input 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 <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"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition	<input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____
---	---	---	--	---	---

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

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

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

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

14 What is the current market value of the real property?
333,375.00

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 **Ruhter A&R** 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 South Half of the Southwest Quarter (S1/2SW1/4) of Section Twenty-eight (28), in Township Three (3) North, of Range Twelve (12), West of the Sixth Principal Meridian, Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction **79.38 +/-**

22 Total purchase price, including any liabilities assumed.....	22 \$	333,375.00
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 \$	333,375.00
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

Mark Kelsner 402-460-6733
Print or Type Name of Grantee or Authorized Representative Phone Number

Mark Kelsner Grantee 4/23/2026
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only

28 Date Deed Recorded Mo. <u>4</u> Day <u>27</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ 774.88	30 Recording Data BK 2026 Pg 973	For Dept. Use Only
---	--	--	--------------------

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 04/27/26
\$ 774.88 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 27 day
of April A.D., 2026, at 11:16
o'clock AM. Recorded in Book 2026
on Pages 973-974

Atsuyak 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

Scott A Schmidt and Teresa L Schmidt, 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

Mark Keiser

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

The South Half of the Southwest Quarter (S1/2SW1/4) of Section Twenty-eight (28), in Township Three (3) North, of Range Twelve (12), West of the Sixth Principal Meridian, 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 23 day of April, 2026.

Scott A. Schmidt
Scott A Schmidt

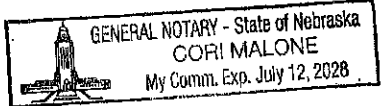
Teresa L. Schmidt
Teresa L Schmidt

STATE OF NEBRASKA
COUNTY OF ADAMS

Signed and sworn to before me the 23rd of April, 2026, by Scott A Schmidt and Teresa L Schmidt, husband and wife.

Cori Malone
Notary Public

Affix stamp/seal:



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	971	4/23/2026	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002411001		100		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4247	3	12	28	3	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
239,915				239,915		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	15.520		51,295		Accretion								
	2D1					Waste								
	2D	22.790		71,445		Other								
	3D1					AG LAND TOTAL		78.370		239,915				
	3D					Roads		1.000						
	4D1	5.770		16,875		Farm Sites								
	4D	34.290		100,300		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		1.000						

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

(Continue on back)

Real Estate Transfer Statement

100

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. 4 Day 23 Yr. 2026 4 Date of Deed Mo. 4 Day 23 Yr. 2026

5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Scott A Schmidt and Teresa L Schmidt Mark Keiser 1824 Road 300 602 W. 14th St. Campbell NE 68932 Junlata NE 68955

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 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... 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement Gift Life Estate Sale Trustee to Beneficiary Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain)

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

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

14 What is the current market value of the real property? 333,375.00 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 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 North Half of the Southwest Quarter (N1/2SW1/4) of Section Twenty-eight (28), Township Three (3) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction 79.37 +/-

22 Total purchase price, including any liabilities assumed. 22 \$ 333,375.00 23 Was non-real property included in the purchase? 23 \$ 0.00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 333,375.00

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

27 If yes, is the required affidavit attached to this filing? 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.

Mark Keiser Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative

402-460-6733 Phone Number 4/23/2026 Date

sign here

Grantee Title

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 4 Day 27 Yr. 26 29 Value of Stamp or Exempt Number \$ 774.88 30 Recording Data BK 2026, Pg 971

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 04/27/26
\$ 774.88 By AS

Bk 2026, Pg 971

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 27 day of April A.D., 2026, at 11:15 o'clock AM. Recorded in Book 2026 on Pages 971-972

Attest

County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT

Scott A. Schmidt and Teresa L. Schmidt, 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

Mark Keiser

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

The North Half of the Southwest Quarter (N1/2SW1/4) of Section Twenty-eight (28), Township Three (3) North, Range Twelve (12), 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 23 day of April, 2026.

Scott A. Schmidt
Scott A. Schmidt

Teresa L. Schmidt
Teresa L. Schmidt

STATE OF NEBRASKA

COUNTY OF ADAMS

Signed and sworn to before me the 23rd of April, 2026, by Scott A. Schmidt and Teresa L. Schmidt, husband and wife.

Cori Malone
Notary Public

Affix stamp/seal:



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	970	4/23/2026	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002411001		99		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4247	3	12	28	3	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
239,915				239,915		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	15.520		51,295		Accretion								
	2D1					Waste								
	2D	22.790		71,445		Other								
	3D1					AG LAND TOTAL		78.370				239,915		
	3D					Roads		1.000						
	4D1	5.770		16,875		Farm Sites								
	4D	34.290		100,300		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		1.000						

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

(Continue on back)

7297501

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

99

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 Select County		2 County Number		3 Date of Sale/Transfer Mo. 04 Day 23 Yr. 2026		4 Date of Deed Mo. 04 Day 23 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jeanie Schmidt Street or Other Mailing Address PO Box 267 City Campbell State NE Zip Code 68932 Phone Number 402-746-4461 Email Address na				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Scott A. Schmidt and Teresa L. Schmidt Street or Other Mailing Address 1824 Road 300 City Campbell State NE Zip Code 68932 Phone Number 402-746-4461 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"/> I.O.L.L.	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> 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

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

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

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

14 What is the current market value of the real property?
239,915.00

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

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

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

18 Address of Property

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 North Half of the Southwest Quarter (N1/2SW1/4) of Section Twenty-eight (28), Township Three (3) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction 79.37 +/-

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 Sai

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.

Scott A. Schmidt or Teresa L. Schmidt
Print or Type Name of Grantee or Authorized Representative

402-746-4461
Phone Number

Scott A. Schmidt
Signature of Grantee or Authorized Representative

Grantee
Title

4/23/2026
Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 4 Day 27 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt # Sai	30 Recording Data BK 2026, Pg 970

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 04/27/26
\$Ex005ai By AS

Bk 2026, Pg 970

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 27 day of April A.D., 2026, at 11:15 o'clock AM. Recorded in Book 2026 on Page 970

Attest

County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

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

QUITCLAIM DEED

THE GRANTOR,

Jeanie Schmidt, a single person

whether one or more, in consideration of One Dollar and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to

Scott A. Schmidt and Teresa L. Schmidt, a married couple

Grantee, whether one or more, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Webster County, Nebraska, more particularly described as follows;

The North Half of the Southwest Quarter (N1/2SW1/4) of Section Twenty-eight (28), Township Three (3) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska

Executed this 23rd day of April, 2026.

Jeanie Schmidt

Jeanie Schmidt

STATE OF NEBRASKA

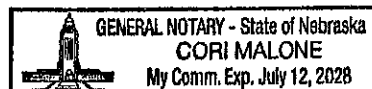
COUNTY OF Adams

The foregoing instrument was acknowledged before me this April 23, 2026 by Jeanie Schmidt, a single person.

Cori Malone

Notary Public

(stamp/seal)



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	965	4/22/2026	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001904900		98		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdty	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	4	4	00000	1	000	8290		
Land		Improvements		Total		Date of Sale Property Classification Code								
75,055		38,830		113,885		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	9.970						17,095
	1A						1G	11.150						19,120
	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	21.120						36,215
	3D						Roads	1.620						
	4D1						Farm Sites	1.000						13,840
	4D						Home Sites	1.000						25,000
							Recreation							
	Dwellings						Other							
	Outbuildings													
							Non-AG TOTAL	3.620						38,840

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

(Continue on back)

Real Estate Transfer Statement

98

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. 4 Day 22 Yr. 2026	4 Date of Deed Mo. 4 Day 17 Yr. 2026
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Thomas A. Mohlman Street or Other Mailing Address 1301 N Glancey St City Andover State KS Zip Code 67002 Phone Number 785-914-7678 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Willie J. Mohlman Street or Other Mailing Address 341 E 7th Ave City Red Cloud State NE Zip Code 68970 Phone Number 402-879-9052 Email Address n/a	

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

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

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> 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 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"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Other (Explain)	

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

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

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"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	
<input type="checkbox"/> Ex-spouse					

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

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
1235 Road 1000
Red Cloud NE 68970

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

18a No address assigned 18b Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction 24.74 +-.

22 Total purchase price, including any liabilities assumed.	22 \$ 42,000.00
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 \$ 42,000.00

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

Willie J. Mohlman
Print or Type Name of Grantee or Authorized Representative

402-879-9052
Phone Number

Signature of Grantee or Authorized Representative

Grantee
Title

4/17/2026
Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 4 Day 22 Yr. 26	29 Value of Stamp or Exempt Number \$ 97.44	30 Recording Data BK 2026, Pg 965

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

A tract of land located in the Southeast Quarter of Section 4, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Southeast corner of said Section 4, this being the point of beginning; thence $N01^{\circ}16'52''W$, (assumed bearing) on the East line of said Southeast Quarter, a distance of 2135.00 feet; thence $S88^{\circ}43'08''W$, perpendicular to said East line, a distance of 505.00 feet; thence $S01^{\circ}16'52''E$, parallel with said East line, a distance of 2131.67 feet to the South line of said Southeast Quarter; thence $N89^{\circ}05'49''E$, on said South line, a distance of 505.00 feet to the point of beginning, subject to County Road right-of-way.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	964	4/22/2026	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001904900		97		4 05		GeoCde	TwN	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value:				4371	2	11	4	4	00000	1	000	8290		
Land		Improvements		Total		Date of Sale Property Classification Code								
75,055		38,830		113,885		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	9.970		17,095				
	1A						1G	11.150		19,120				
	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		21.120		36,215				
	3D						Roads	1.620						
	4D1						Farm Sites	1.000		13,840				
	4D						Home Sites	1.000		25,000				
							Recreation							
	Dwellings				38,730		Other							
	Outbuildings				100	Non-AG TOTAL		3.620		38,840				

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

68290

Real Estate Transfer Statement

97

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

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

1 County Name Webster - 91		2 County Number [Dropdown]		3 Date of Sale/Transfer Mo. 4 Day 22 Yr. 2026		4 Date of Deed Mo. 4 Day 10 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Willie J. Mohlman, PR of Est of Thomas J. Mohlman Street or Other Mailing Address 341 E 7th Ave City Red Cloud State NE Zip Code 68970 Phone Number 402-879-9052 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Willie J. Mohlman and Thomas A. Mohlman Street or Other Mailing Address 341 E 7th Ave City Red Cloud State NE Zip Code 68970 Phone Number 402-879-9052 Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property

18a No address assigned 18b Vacant land

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

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

21 If agricultural, list total number of acres transferred in this transaction 24.745

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

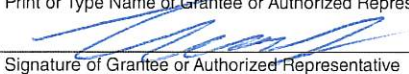
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 15

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

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

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

sign here Willie J. Mohlman
Print or Type Name of Grantee or Authorized Representative


Signature of Grantee or Authorized Representative

402-879-9052
Phone Number

Grantee
Title

4/10/2026
Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 4 Day 22 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt # 15	30 Recording Data BKadobe, Pg 964

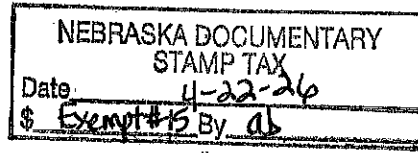
Grantee—Retain a copy of this document for your records.

A tract of land located in the Southeast Quarter of Section 4, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Southeast corner of said Section 4, this being the point of beginning; thence N01°16'52"W, (assumed bearing) on the East line of said Southeast Quarter, a distance of 2135.00 feet; thence S88°43'08"W, perpendicular to said East line, a distance of 505.00 feet; thence S01°16'52"E, parallel with said East line, a distance of 2131.67 feet to the South line of said Southeast Quarter; thence N89°05'49"E, on said South line, a distance of 505.00 feet to the point of beginning, subject to County Road right-of-way.

State of Nebraska }
County of Webster } ss.

BOOK 2026 PAGE 964

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 22 day
of April A.D., 20 26, at 2:29
o'clock P.M. Recorded in Book 2026
on Page 964
Abbey Hanig County Clerk
10.00 Deputy
Ind Comp Assessor Carded



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


DEED OF DISTRIBUTION BY
PERSONAL REPRESENTATIVE

Willie J. Mohlman, Personal Representative of the Estate of Thomas L. Mohlman, Deceased,
Grantor, conveys to Willie J. Mohlman and Thomas A. Mohlman the following
described real estate:

A tract of land located in the Southeast Quarter of Section 4, Township 2 North, Range 11
West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing
at the Southeast corner of said Section 4, this being the point of beginning; thence
N01°16'52"W, (assumed bearing) on the East line of said Southeast Quarter, a distance of
2135.00 feet; thence S88°43'08"W, perpendicular to said East line, a distance of 505.00
feet; thence S01°16'52"E, parallel with said East line, a distance of 2131.67 feet to the
South line of said Southeast Quarter; thence N89°05'49"E, on said South line, a distance of
505.00 feet to the point of beginning, subject to County Road right-of-way.

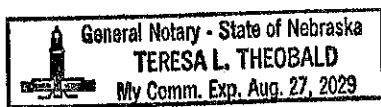
GRANTOR has determined that the GRANTEES are the persons entitled to distribution of the
real estate from said estate. GRANTOR covenants with GRANTEES that GRANTOR has legal
power and lawful authority to convey the same.

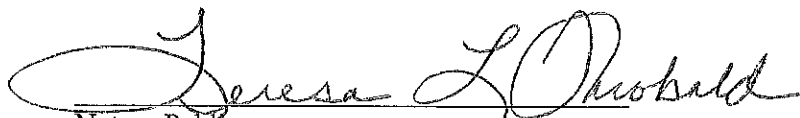
Executed April 10, 2026.


Willie J. Mohlman, Personal Representative

STATE OF NEBRASKA, COUNTY OF WEBSTER ss.

The foregoing instrument was acknowledged before me on April 10, 2026
by Willie J. Mohlman, Personal Representative of the Estate of Thomas L. Mohlman, Deceased.




Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2026	956	4/22/2026	Base: 65-0011		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
001114501		96	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4375	2	9	34	1	00000	1	000	1710	
Land		Improvements	Total		Date of Sale Property Classification Code								
131,970			131,970		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	33.100	56,765					
	1A					1G	23.900	40,990					
	2A1					2G1	22.000	34,215					
	2A					2G							
	3A1					3G1							
	3A					3G							
	4A1					4G1							
	4A					4G							
DRYLAND	1D1					Shelterbelt/Timber							
	1D					Accretion							
	2D1					Waste							
	2D					Other							
	3D1				AG LAND TOTAL		79.000	131,970					
	3D					Roads	1.000						
	4D1					Farm Sites							
	4D					Home Sites							
						Recreation							
	Dwellings					Other							
	Outbuildings				Non-AG TOTAL		1.000						

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

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. 04 Day 22 Yr. 2026, 4 Date of Deed Mo. 04 Day 21 Yr. 2026

5 Grantor's Name, Address, and Telephone (Please Print) Sandee M. Heller, 6 Grantee's Name, Address, and Telephone (Please Print) Perry A. Ridgway and Debora K. Ridgway

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

(A) Status: Unimproved, (B) Property Type: Agricultural, (C) Mobile Home

8 Type of Deed: Warranty, 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? No

10 Type of Transfer: Sale, 11 Was ownership transferred in full? (If No, explain the division.) Yes

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) No

14 What is the current market value of the real property? \$170,833, 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) No

16 Does this conveyance divide a current parcel of land? No, 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) No

18 Address of Property: Rural, Guide Rock, NE 68942, 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 South Half of the Northeast Quarter (S1/2NE1/4) of Section Thirty-four (34), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction 80, 22 Total purchase price, including any liabilities assumed. \$220,000.00, 23 Was non-real property included in the purchase? No, 24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$220,000.00

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

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

sign here Kory McCracken, Print or Type Name of Grantee or Authorized Representative, Attorney, Title, (402) 746-3613, Phone Number, 04/22/2026, Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 4 Day 22 Yr. 2026, 29 Value of Stamp or Exempt Number \$510.40, 30 Recording Data BK 2026, Pg 956

State of Nebraska } ss.
County of Webster }

Entered on the numerical Index and filed for record in the Clerk's office of said county this 23 day of April A.D., 2026, at 10:44 o'clock A. M. Recorded in Book 2026 on Page 956
Abby Harig County Clerk
10:00 Deputy
Ind. Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-22-26
\$ 510.45 By 10

JOINT TENANCY WARRANTY DEED

Sandee M. Heller, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Perry A. Ridgway and Debora K. Ridgway, husband and wife, as joint tenants, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half of the Northeast Quarter (S½NE¼) of Section Thirty-four (34), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except 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 April 21, 2026.

Sandee M Heller
Sandee M. Heller

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on April 21, 2026, by Sandee M. Heller, a single person.

Comm. expires _____



Kory McCracken
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2026	953	4/21/2026	Base: 91-0074	Affiliated:	Unified:						
Location ID	Sale Number	Useability & Code #		Parcel Number								
000319600	95	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20015		000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
4,740	65,080	69,820		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1875	Construction Date :
Floor:	Floor Sq. Ft. : 1,628	Floor Sq. Ft. :
Building Cost New:	Cost : 185,040	Cost :
Single Family Style: 101	Residential Condition: 20	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 20	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input checked="" type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
QCD; TRANSFER BETWEEN PARENT & CHILD, RETAINING LIFE ESTATE	
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.

95

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 21 Yr. 2026, 4 Date of Deed Mo. 04 Day 21 Yr. 2026

5 Grantor's Name, Address, and Telephone (Please Print) Naly Detaksone, 201 N Webster St, Blue Hill, NE 68930, 402-756-3600, n/a. 6 Grantee's Name, Address, and Telephone (Please Print) Xaysna Detaksone, 201 N Webster St, Blue Hill, NE 68930, 402-902-2550, n/a.

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

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

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

9 Was transfer part of IRS like-kind exchange... 10 Type of Transfer: Auction, Court Decree, Exchange, Distribution, Foreclosure, Grantor Trust, Irrevocable Trust, Life Estate, Partition, Revocable Trust, Sale, Satisfaction of Contract, Transfer on Death, Trustee to Beneficiary, Other.

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? 63,150. 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: 201 N Webster St, Blue Hill, NE 68930. 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 West One Hundred Sixty-six feet (W166') of the South Eighty-five feet (S85') of Lot Four (4), Hawley's Subdivision of Out Lot Four (4), Rohrer's Addition to Blue Hill, Webster County, Nebraska.

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

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

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. Kory McCracken, Print or Type Name of Grantee or Authorized Representative, (402) 746-3613, Phone Number. Signature of Grantee or Authorized Representative, Attorney Title, 04/21/2026, Date.

Register of Deed's Use Only: 28 Date Deed Recorded Mo. 4 Day 21 Yr. 26, 29 Value of Stamp or Exempt Number \$ Exempt #5ai, 30 Recording Data BK2026, Pg 953. For Dept. Use Only.

sign here

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

State of Nebraska }
County of Webster } ss.
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 21 day
of April A.D., 2026, at 3:12
o'clock p. M. Recorded in Book 2026
on Page 953
Abbey Havig County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-21-26
\$ Exempt Paid By AS

QUITCLAIM DEED

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

The West One Hundred Sixty-six feet (W166') of the South Eighty-five feet (S85') of Lot Four (4), Hawley's Subdivision of Out Lot Four (4), Rohrer's Addition to Blue Hill, Webster County, Nebraska.

**GRANTOR HEREBY RESERVES TO THEMSELVES A LIFE ESTATE
IN SAID REAL ESTATE.**

Executed April 21, 2026.

Naly Detaksone
Naly Detaksone

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on April 21, 2026, by Naly Detaksone, a single person.

Comm. expires 

Kory McCracken
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2026	946	4/3/2026	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001411700	94	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4489	1	10	28	4	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
307,020		307,020		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 8			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	9.300	15,950						
1A				1G								
2A1				2G1	4.350	6,765						
2A				2G	62.020	96,420						
3A1				3G1								
3A				3G	13.090	23,285						
4A1				4G1	7.800	13,880						
4A				4G	15.110	18,235						
DRYLAND 1D1				Shelterbelt/Timber								
1D	1.830	6,050		Accretion								
2D1				Waste								
2D	38.800	121,635		Other								
3D1				AG LAND TOTAL		153.940	307,020					
3D				Roads		4.950						
4D1				Farm Sites								
4D	1.640	4,800		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL		4.950						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; TRANSFER TO LLC	
Comments from	Comments:
001411700 001411800	

(Continue on back)

Real Estate Transfer Statement

94

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>04</u> Day <u>03</u> Yr. <u>2026</u>	4 Date of Deed Mo. <u>04</u> Day <u>03</u> Yr. <u>2026</u>
--------------------------------------	--	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) CHAD R. TIMM Street or Other Mailing Address 10820 E TURQUOISE AVE City SCOTTSDALE State AZ Zip Code 85259 Phone Number 402-460-8218 Email Address itscolleenb@gmail.com		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) IRONCLAD LAND, LLC Street or Other Mailing Address 1000 BLACKSTONE PLAZA, 3555 FARNAM STREET City OMAHA State NE Zip Code 68131 Phone Number 402-460-8218 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 itscolleenb@gmail.com	
---	--	---	--

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

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

8 Type of Deed

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input 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"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input checked="" type="checkbox"/> Other (Explain) <u>LLC</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 checked="" type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
	<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse		
	<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child		

14 What is the current market value of the real property?
302,030.00

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
18a No address assigned **18b** Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
IRONCLAD LAND, LLC
987 RIVER RD.
RED CLOUD, NE 68970

20 Legal Description (Attach additional pages, if needed.)
The East Half of the East Half (E1/2E1/2) of Section Twenty-eight (28), 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 158.89

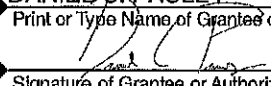
22 Total purchase price, including any liabilities assumed.....	22	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list. (see instructions)	23	\$	-
24 Adjusted purchase price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

sign here **DANIEL C. PAULEY** 402-392-0101
Print or Type Name of Grantee or Authorized Representative Phone Number
 ATTORNEY 04/20/2026
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. <u>4</u> Day <u>20</u> Yr. <u>2026</u>	29 Value of Stamp or Exempt Number \$ <u>Exempt #5a(ii)</u>	30 Recording Data <u>BK2026, Pg 946</u>	

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.

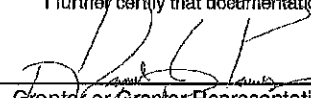

Grantor(s) Grantor(s). (If an entity is the Grantor, provide name of entity and list all members in table below. If individuals, list all in table below.)	
Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Chad R. Timm	Self

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)
Chad R. Timm, Member of Ironclad Land, LLC	Self
Colleen Timm, Member of Ironclad Land, LLC	Spouse

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

	Attorney	4/20/2026
Grantor or Grantor Representative	Title	Date
	Attorney	4/20/2026
Grantee or Grantee Representative	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: 04/20/26
\$Ex005aii By AS

Bk 2026, Pg 946

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 April A.D., 2026, at 02:57
o'clock PM. Recorded in Book 2026
on Pages 946-947

Atty. General

County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

Prepared by and return to: Daniel C. Pauley, 3555 Farnam Street Suite 1000, Omaha, Nebraska 68131 (402) 392-0101

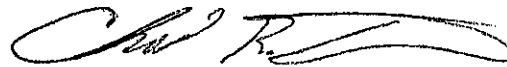
QUIT CLAIM DEED

Chad R. Timm, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from Ironclad Land, LLC, GRANTEE, quitclaims to GRANTEE the following described real estate situated in Webster County, Nebraska:

**The East Half of the East Half (E1/2E1/2) of Section Twenty-eight (28),
Township One (1) North, Range Ten (10) west of the 6th P.M., Webster County,
Nebraska.**

TO HAVE AND TO HOLD the same, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging, unto the said Grantee(s), and to their heirs, successors, and assigns forever.

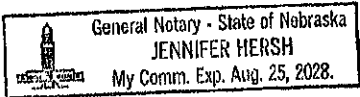
Dated this 3rd day of ^{April}~~March~~, 2026.



Chad R. Timm, Grantor

STATE OF Nebraska)
) ss.
COUNTY OF Webster)

The foregoing instrument was acknowledged before me on this 3rd day of March, 2026, by Chad R. Timm, as Grantor.



Jennifer Hersh
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code													
91	2026	944	4/3/2026	Base: 91-0002		Affiliated:		Unified:									
Location ID		Sale Number		Useability & Code #		Parcel Number											
001413800		93		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdly	Area	Blk	Parcel			
Date of Sale Assessed Value				4489	1	10	33	1	00000	1	000	0000					
Land		Improvements		Total		Date of Sale Property Classification Code											
178,345				178,345		Status	Property Type	Zoning	Location	City Size	Parcel Size						
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9								
LCG			ACRES:			VALUE:			LCG			ACRES:			VALUE:		
IRRIGATED 1A1									GRASSLAND 1G1								
1A									1G			0.350			175		
2A1									2G1			0.970			1,510		
2A									2G			2.680			4,165		
3A1									3G1								
3A									3G			1.240			620		
4A1									4G1								
4A									4G			21.540			10,770		
DRYLAND 1D1									Shelterbelt/Timber								
1D			21.480			70,990			Accretion								
2D1									Waste								
2D			17.120			53,670			Other								
3D1									AG LAND TOTAL			77.840			178,345		
3D									Roads			2.000					
4D1									Farm Sites								
4D			12.460			36,445			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:	
QCD; TRANSFER TO LLC	
Comments from	Comments:

(Continue on back)

Real Estate Transfer Statement

93

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>04</u> Day <u>03</u> Yr. <u>2026</u>	4 Date of Deed Mo. <u>04</u> Day <u>03</u> Yr. <u>2026</u>
--------------------------------------	--	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) CHAD R. TIMM Street or Other Mailing Address 10820 E TURQUOISE AVE City SCOTTSDALE State AZ Zip Code 85259 Phone Number 402-460-8218 Email Address ltscolleenb@gmail.com		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) IRONCLAD LAND, LLC Street or Other Mailing Address 1000 BLACKSTONE PLAZA, 3555 FARNAM STREET City OMAHA State NE Zip Code 68131 Phone Number 402-460-8218 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 ltscolleenb@gmail.com	
---	--	---	--

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

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

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate -- Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input 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>LLC</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 checked="" type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
	<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse		
	<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child		

14 What is the current market value of the real property?
178,180

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
IRONCLAD LAND, LLC
987 RIVER RD.
RED CLOUD, NE 68970

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The East Half of the Northeast Quarter (E1/2NE1/4) of Section Thirty-three (33), 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 79.84

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.

sign here

DANIEL G. PAULEY 402-392-0101
 Print or Type Name of Grantee or Authorized Representative Phone Number

[Signature] ATTORNEY 04/20/2026
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only

28 Date Deed Recorded Mo. <u>4</u> Day <u>20</u> Yr. <u>2026</u>	29 Value of Stamp or Exempt Number \$ <u>Exempt # Saii</u>	30 Recording Data <u>BK2026, Pg 944</u>	For Dept. Use Only
---	---	--	--------------------

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 04/20/26
\$Ex005a11 By AS

Bk 2026, Pg 944

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 April A.D., 2026, at 02:57
o'clock PM. Recorded in Book 2026
on Pages 944-945

Arbunjaing County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

Prepared by and return to: Daniel C. Pauley, 3555 Farnam Street Suite 1000, Omaha, Nebraska 68131 (402) 392-0101

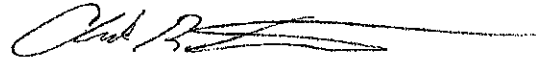
QUIT CLAIM DEED

Chad R. Timm and Colleen E. Timm, as husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other valuable consideration received from Ironclad Land, LLC, GRANTEE, quitclaims to GRANTEE the following described real estate situated in Webster County, Nebraska:

**The East Half of the Northeast Quarter (E½NE¼) of Section Thirty-three (33),
Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County,
Nebraska**

TO HAVE AND TO HOLD the same, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging, unto the said Grantee(s), and to their heirs, successors, and assigns forever.

Dated this 3 day of ^{April}~~March~~, 2026.



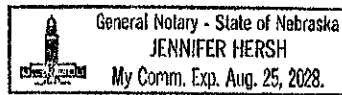
Chad R. Timm, Grantor

The undersigned, Colleen E. Timm, being the lawful spouse of the GRANTOR, hereby acknowledges that she has read this Quit Claim Deed, consents to the execution and delivery of this Quit Claim Deed by the GRANTOR, and releases, waives, and relinquishes, to the extent permitted by applicable law, any and all dower, curtesy, homestead, community property, elective share, or other marital rights or interests in and to the Property that would be inconsistent with the estate hereby created in favor of the GRANTEE.



Colleen E. Timm, Grantor's Spouse

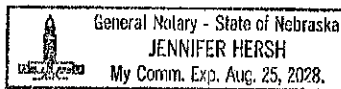
STATE OF Nebraska)
) ss.
COUNTY OF Webster)



The foregoing instrument was acknowledged before me on this 3rd day of ~~March~~^{April}, 2026, by Chad R. Timm, as Grantor.

Jennifer Hersh
Notary Public

STATE OF Nebraska)
) ss.
COUNTY OF Webster)



The foregoing instrument was acknowledged before me on this 3rd day of ~~March~~^{April}, 2026, by Colleen E. Timm, as Grantor's Spouse.

Jennifer Hersh
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	940	4/15/2026	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001907102		92		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				0000	2	11	14	0	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
27,080		43,985		71,065		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type: NO IRRIGATION				A) 1	B) 05	C) 5	D) 3	E) 0	F) 8					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G	0.670					335	
	2A1						2G1	0.360					560	
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1	0.580					290	
	4A						4G	9.250					5,845	
DRYLAND	1D1						Shelterbelt/Timber							
	1D						Accretion							
	2D1						Waste	12.420					6,210	
	2D						Other							
	3D1						AG LAND TOTAL	23.280					13,240	
	3D						Roads							
	4D1						Farm Sites	1.000					13,840	
	4D						Home Sites							
							Recreation							
	Dwellings						Other							
	Outbuildings						Non-AG TOTAL	1.000					13,840	

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

19071

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

92

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. 4 Day 15 Yr. 2024 4 Date of Deed Mo. 4 Day 20 Yr. 2024

5 Grantor's Name, Address, and Telephone (Please Print)
 Grantor's Name (Seller) Jonathan B. Schriener
 Street or Other Mailing Address 125 N. Franklin St
 City Hastings State NE Zip Code 68970
 Phone Number 402.746.4146
 Email Address NA

6 Grantee's Name, Address, and Telephone (Please Print)
 Grantee's Name (Buyer) Snooby Shores, L.L.C.
 Street or Other Mailing Address 125 N. Franklin St
 City Red Cloud State NE Zip Code 68970
 Phone Number 402.746.4146 Is the grantee a 501(c)(3) organization? Yes No
 If Yes, is the grantee a 509(a) foundation? Yes 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"/> Single Family	<input type="checkbox"/> Mobile Home
<input 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"/> Mineral Interests-Nonproducing	
	<input type="checkbox"/> Mineral Interests-Producing	
	<input type="checkbox"/> State Assessed	
	<input type="checkbox"/> Exempt	
	<input type="checkbox"/> Recreational	

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?
\$ 200,000.00

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

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

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

18 Address of Property
1057 Hwy 281
Red Cloud, NE 68970

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Snooby Shores, L.L.C.
% Jonathan B. Schriener
125 N. Franklin St
Red Cloud, NE 68970

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

21 If agricultural, list total number of acres transferred in this transaction 24.0 +/-

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 76-902(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.

Jonathan B. Schriener, Member; Snooby Shores, L.L.C.

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Grantee Title

402.746.4146

Phone Number

4-15-26

Date

sign here

Register of Deed's Use Only

28 Date Deed Recorded Mo. 4 Day 20 Yr. 2024 29 Value of Stamp or Exempt Number \$ Exempt 5a11 30 Recording Data BK 2024, Pg 940-941 For Dept. Use Only

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

EXHIBIT "A"

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

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)
Jonathan B. Schriener, a single person	Self (first and only listed individual)

Grantee(s)

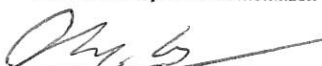
Grantee(s), (If an entity is the Grantee provide name of entity and list all members in table below. If individuals, list all in table below.)

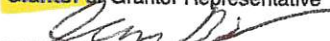
Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Snobby Shores, L.L.C.	
Jonathan B. Schriener, Sole Member	Self (first and only listed individual)

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

Grantor
Title
Sole Member, Grantee
Title

4-15-26
Date
4-15-26
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.

State of Nebraska } ss.
County of Webster }

BOOK 2020 PAGE 940

Entered on the numerical index and filed for record in the Clerk's office of said county this 20th day of April A.D., 2020, at 12:55 o'clock P. M. Recorded in Book 552 on Page 940-941
Arden Hana County Clerk
\$10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4/20/2020
\$ Exempt By Att

Return recorded document to:
Jonathan B. Schriener
Snobby Shores, L.L.C.
125 N. Franklin St
Red Cloud, NE 68970

WARRANTY DEED


JONATHAN B. SCHRINER, a single person, GRANTOR, in consideration of One and 00/100 (\$1.00) DOLLAR and other valuable consideration received from GRANTEE, conveys to GRANTEE, SNOBBY SHORES, L.L.C., a Nebraska Limited Liability Company, Grantor's interest in the following described real estate (as defined in Neb. Rev. Stat., § 76-201):

SEE, THE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances;
- (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.

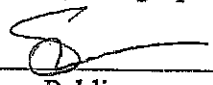
Executed 4-15-26, 2026.



JONATHAN B. SCHRINER

STATE OF NEBRASKA)
)ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on
April 15th, 2026, by Jonathan B. Schriener, a single person, Grantor.



Notary Public

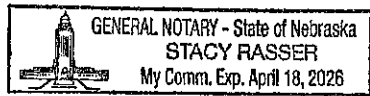


EXHIBIT "A"

The South 991.11 feet of the East Half of the Northeast Quarter (E1/2NE1/4) of Section Fourteen (14), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska; and EXCEPT a tract of land located in said Section Fourteen (14), being more particularly described as follows: Commencing at the Southeast corner of said Northeast Quarter (East 1/4 corner) of Section 14; thence N89°54'31"W (assumed bearing) on the South line of said Northeast Quarter a distance of 126.28 feet to the Westerly right of way line of U.S. Highway No. 281; thence N00°15'10"W on said Westerly right of way line a distance of 563.11 feet to the point of beginning; thence N00°15'10"W continuing on said Westerly right of way line a distance of 428.00 feet; thence N89°54'31"W parallel with said South line of the Northeast Quarter a distance of 478.48 feet; thence S00°16'51"E parallel with the East line of said Northeast Quarter a distance of 83.00 feet; thence S59°38'52"E a distance of 233.22 feet; thence S29°10'03"E a distance of 165.24 feet; thence S53°34'01"E a distance of 96.08 feet; thence S77°36'16"E a distance of 123.77 feet to the point of beginning.