Agricultural Land
Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code		
91	2026	1535	10/24/2025	Base: 91-0002	Affiliated:	Unified:

Location ID	Sale Number	Useability & Code #	
002310900	144	4	05

Parcel Number

GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
4369	2	12	27	2	00000	1	000	0000

Date of Sale Assessed Value

Land	Improvements	Total
227,545		227,545
	Irrigation Type:	

Date of Sale Property Classification Code

Status	Property Type	Zoning	Location	City Size	Parcel Size
A) 2	B) 05	C) 5	D) 3	E) 0	F) 9

LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:
IRRIGATED 1A1			GRASSLAND 1G1	26.630	45,670
1A			1G	11.790	20,220
2A1			2G1	30.130	46,850
2A			2G		
3A1			3G1		
3A			3G		
4A1			4G1		
4A			4G	90.830	121,710
DRYLAND 1D1			Shelterbelt/Timber		
1D			Accretion		
2D1			Waste		
2D			Other		
3D1			AG LAND TOTAL	159.380	234,450
3D			Roads	2.000	
4D1			Farm Sites		
4D			Home Sites		
			Recreation		
Dwellings			Other		
Outbuildings			Non-AG TOTAL	2.000	

Assessor's Adjustment to Sale Price (+ or -): **Total Recapture Value:**

Assessor Comments and Reason for Adjustment:

WD; GOES WITH BK 2026, PG 1533

Comments from **Comments:**

(Continue on back)

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

144

• 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.

FORM **521**

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
Webster	91	Mo. 10 Day 24 Yr. 2025	Mo. 01 Day 09 Yr. 2026

5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller): Patrick Chrisman	Grantee's Name (Buyer): Anthony Chrisman
Street or Other Mailing Address: c/o Jeff Chrisman, 720 Broadway	Street or Other Mailing Address: 2204 M Road
City: Beloit State: KS Zip Code: 67420	City: Riverton State: NE Zip Code: 68972
Phone Number: 785-738-0061	Phone Number: 402-746-2461 — Is the grantee a 501(c)(3) organization? ☐ Yes ☑ No; If Yes, is the grantee a 509(a) foundation? ☐ Yes ☑ No
Email Address: n/a	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)
☐ Improved	☐ Single Family	☐ Industrial	☐ Mineral Interests-Nonproducing	☐ State Assessed	☐ Mobile Home
☑ Unimproved	☐ Multi-Family	☑ Agricultural	☐ Mineral Interests-Producing	☐ Exempt	
☐ IOLL	☐ Commercial	☐ 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) ____

11 Was ownership transferred in full? (If No, explain the division.) ☐ Yes ☑ No one-third interest of grantor

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? $325,071.33 (Webster and Franklin)

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

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

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

18 Address of Property
rural, Webster County Nebraska

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

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

20 Legal Description (Attach additional pages, if needed.)
The Northwest Quarter (NW¼) of Section Twenty-Seven (27), Township Two (2) North, Range Twelve (12) West of the 6th P.M. in Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction 160+-.

22 Total purchase price, including any liabilities assumed	22	$ ~~140,187.00~~
23 Was non-real property included in the purchase? ☐ Yes ☑ 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	$ ~~140,187.00~~

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

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

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

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

sign here

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

Signature of Grantee or Authorized Representative — Attorney Title — Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded: Mo. 6 Day 12 Yr. 26	29 Value of Stamp or Exempt Number: $ ~~327.14~~	30 Recording Data: BK 2026, Pg 1535	

Nebraska Department of Revenue
Form No. 96-269-2008 8-2025 Rev. Supersedes 96-269-2008 7-2024

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

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

BOOK 2026 PAGE 1535

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 June A.D., 2026, at 11:59 o'clock A M. Recorded in Book 2026 on Page 1535-1536
Abby Haig County Clerk
16.00 VO Deputy
Ind___ Comp___ Assessor___ Carded___

NEBRASKA DOCUMENTARY STAMP TAX
Date 6-12-26
$ 327.12 By VO

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

WARRANTY DEED

Patrick Chrisman, a resident of the State of California, GRANTOR, in consideration of TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration according to the terms of a Family Settlement Agreement dated October 24, 2025, receipt of which is hereby acknowledged, conveys to Anthony Chrisman, GRANTEE, all my undivided one-third interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

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

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

GRANTOR covenants with the GRANTEE that GRANTOR:
(1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
(2) is NOT homestead property and has legal power and lawful authority to convey the same;
(3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed January 22, 2026.

Patrick Chrisman

Patrick Chrisman

(acknowledgement on next page)

ACKNOWLEDGMENT

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

State of California
County of Alameda)

On 01/22/2026 before me, Sushma Lama, a notary public
(insert name and title of the officer)

personally appeared Patrick Chrisman,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature _____ **(Seal)**

SUSHMA LAMA
COMMISSION # 2397390
NOTARY PUBLIC CALIFORNIA
ALAMEDA COUNTY
COMMISSION EXP. APRIL 13, 2026

Agricultural Land
Sales Worksheet

Cnty No.	Book	Page	Sale Date
91	2026	1533	10/24/2025

School District Code		
Base: 91-0002	Affiliated:	Unified:

Location ID	Sale Number	Useability & Code #	
002310900	143	4	05

Date of Sale Assessed Value

Land	Improvements	Total
227,545		227,545

Irrigation Type:

Parcel Number

GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
4369	2	12	27	2	00000	1	000	0000

Date of Sale Property Classification Code

Status	Property Type	Zoning	Location	City Size	Parcel Size
A) 2	B) 05	C) 5	D) 3	E) 0	F) 9

LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:
IRRIGATED 1A1			GRASSLAND 1G1	26.630	45,670
1A			1G	11.790	20,220
2A1			2G1	30.130	46,850
2A			2G		
3A1			3G1		
3A			3G		
4A1			4G1		
4A			4G	90.830	121,710
DRYLAND 1D1			Shelterbelt/Timber		
1D			Accretion		
2D1			Waste		
2D			Other		
3D1			AG LAND TOTAL	159.380	234,450
3D			Roads	2.000	
4D1			Farm Sites		
4D			Home Sites		
			Recreation		
Dwellings			Other		
Outbuildings			Non-AG TOTAL	2.000	

Assessor's Adjustment to Sale Price (+ or -):

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

WD; TRANSFER BETWEEN BROTHERS

Comments from

Comments:

(Continue on back)

72125

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement 143

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. 10 Day 24 Yr. 2025
4 Date of Deed: Mo. 01 Day 09 Yr. 2026

5 Grantor's Name, Address, and Telephone (Please Print)

Grantor's Name (Seller): Jeffrey Chrisman
Street or Other Mailing Address: 720 Broadway
City: Beloit State: KS Zip Code: 67420
Phone Number: 785-738-0061
Email Address: n/a

6 Grantee's Name, Address, and Telephone (Please Print)

Grantee's Name (Buyer): Anthony Chrisman
Street or Other Mailing Address: 2204 M Road
City: Riverton State: NE Zip Code: 68972
Phone Number: 402-746-2461
Is the grantee a 501(c)(3) organization? ☐ Yes ☑ No
If Yes, is the grantee a 509(a) foundation? ☐ Yes ☑ No
Email Address: n/a

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

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

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

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

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

11 Was ownership transferred in full? (If No, explain the division.)
☐ Yes ☑ No one-third interest of grantor

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?
$325,071.33 (Webster and Franklin)

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

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

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

18 Address of Property
rural, Webster County Nebraska

18a ☑ No address assigned 18b ☑ Vacant land

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

20 Legal Description (Attach additional pages, if needed.)
The Northwest Quarter (NW¼) of Section Twenty-Seven (27), Township Two (2) North, Range Twelve (12) West of the 6th P.M. in Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction 160+-.

22 Total purchase price, including any liabilities assumed. ..... 22 $ 280,374 ~~140,187.00~~
23 Was non-real property included in the purchase?
☐ Yes ☑ 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 $ 280,374 ~~140,187.00~~
25 If this transfer is exempt from the documentary stamp tax, list the exemption number n/a.

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

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

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

sign here

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

Signature of Grantee or Authorized Representative — Attorney Title — Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded: Mo. 6 Day 12 Yr. 26	29 Value of Stamp or Exempt Number: $ ~~327.12~~ 654.24	30 Recording Data: BK 2026, Pg 1533	

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

BOOK 2026 PAGE 1533

State of Nebraska }ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of June A.D., 2026, at 11:54 o'clock A M. Recorded in Book 2026 on Page 1533-1534

Abbey Harig County Clerk
KD Deputy

Ind___Comp___Assessor___Carded___

NEBRASKA DOCUMENTARY STAMP TAX
Date 6-12-26
$ 32712 By KD

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

WARRANTY DEED

Jeffrey Chrisman, a resident of the State of Kansas, GRANTOR, in consideration of TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration according to the terms of a Family Settlement Agreement dated October 24, 2025, receipt of which is hereby acknowledged, convey to Anthony Chrisman, GRANTEE, all my undivided one-third interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

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

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

GRANTOR covenants with the GRANTEE that GRANTOR:
(1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
(2) is NOT homestead property and has legal power and lawful authority to convey the same;
(3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed January 9TH, 2026.

Jeffrey Chrisman
Jeffrey Chrisman

STATE OF KANSAS, COUNTY OF Mitchell) ss.

The foregoing instrument was acknowledged before me on January 9th, 2026, by Jeffrey Chrisman.

Comm. expires 02/28/2028 Shawna Blain
Notary Public

NOTARY PUBLIC - State of Kansas
SHAWNA BLAIN
My Appt Expires 02/28/2028

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code		
91	2026	1528	6/11/2026	Base: 65-0011	Affiliated:	Unified:

Location ID	Sale Number	Useability & Code #	
000606700	142	15	

Date of Sale Assessed Value		
Land	Improvements	Total
1,790	635	2,425

Assessor Location: GUIDE ROCK (GR)

Parcel Number								
GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
4487			00	0	40010		001	0000

Date of Sale Property Classification Code					
Status	Property Type	Zoning	Location	City Size	Parcel Size
A) 2	B) 01	C) 1	D) 1	E) 7	F) 1

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

Assessor's Adjustment to Sale Price (+ or -):

Assessor Comments and Reason for Adjustment:

QCD

Comments from **Comments:**

000606700 000606800

Salvage house

(Continue on back)

16650
16660

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

142

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. 6 Day 11 Yr. 2026
4 Date of Deed: Mo. 6 Day 11 Yr. 2026

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller): Valli Wyatt
Street or Other Mailing Address: 554 Road 2225
City: Guide Rock State: NE Zip Code: 68942
Phone Number: 402-257-7052
Email Address: n/a

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer): Semone Menter and Christina Rogers-Rose
Street or Other Mailing Address: P O Box 94
City: Guide Rock State: NE Zip Code: 68942
Phone Number: 402-257-8178
Is the grantee a 501(c)(3) organization? ☐ Yes ☑ No
If Yes, is the grantee a 509(a) foundation? ☐ Yes ☑ No
Email Address: n/a

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

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

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

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

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

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

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

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?
1,500.00

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 _____ ☑ 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
Grantees

20 Legal Description (Attach additional pages, if needed.)
Lots Fifteen (15) and Sixteen (16), Block One (1), Vance's Addition to Guide Rock, Webster County, Nebraska, and

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

22 Total purchase price, including any liabilities assumed	22	$ 1,500.00
23 Was non-real property included in the purchase? ☐ Yes ☑ No (**If Yes, enter dollar amount and attach itemized list.**) (see instructions)	23	$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	$ 1,500.00

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
Semone Menter
Print or Type Name of Grantee or Authorized Representative
402-879-8178
Phone Number
Semone Menter
Signature of Grantee or Authorized Representative
Grantee
Title
6/ 11 /2026
Date

Register of Deed's Use Only

28 Date Deed Recorded	29 Value of Stamp or Exempt Number	30 Recording Data	For Dept. Use Only
Mo. 6 Day 12 Yr. 26	$ 4.64	BK 2026, Pg 1528	

Nebraska Department of Revenue
Form No. 96-269-2008 8-2025 Rev. Supersedes 96-269-2008 7-2024
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

BOOK 2026 PAGE 1528

State of Nebraska }ss.
County of Webster}

Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of June A.D., 2026, at 9:37 o'clock A M. Recorded in Book 2026 on Page 1528

Abbey Harig County Clerk
10.00 KO Deputy
Ind___Comp___Assessor___Carded___

NEBRASKA DOCUMENTARY STAMP TAX
Date 6-12-26
$ 4.64 By KO

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

QUITCLAIM DEED

Valli Wyatt, a single person, Grantor, in consideration of ONE DOLLAR ($1.00) and other valuable consideration, conveys to Grantees, Semone Menter and Christina Rogers-Rose, as joint tenants, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Fifteen (15) and Sixteen (16), Block One (1), Vance's Addition to Guide Rock, Webster County, Nebraska, and

Executed June 11, 2026

Valli Wyatt
Valli Wyatt

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on June 11, 2026 by Valli Wyatt, a single person.

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

Teresa L Theobald
Notary Public

Agricultural Land
Sales Worksheet

Cnty No.	Book	Page	Sale Date
91	2026	1524	6/9/2026

School District Code		
Base: 91-0002	Affiliated:	Unified:

Location ID	Sale Number	Useability & Code #	
002208900	141	4	05

Date of Sale Assessed Value		
Land	Improvements	Total
1,490,920		1,490,920
	Irrigation Type:	

Parcel Number

GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
4493	1	12	18	0	00000	1	000	1285

Date of Sale Property Classification Code

Status	Property Type	Zoning	Location	City Size	Parcel Size
A) 2	B) 05	C) 5	D) 3	E) 0	F) 10

LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:
IRRIGATED 1A1			GRASSLAND 1G1	198.260	340,020
1A			1G	105.820	181,245
2A1			2G1	257.550	400,490
2A			2G	217.240	337,805
3A1			3G1	132.970	198,790
3A			3G	1.530	765
4A1			4G1	3.900	1,950
4A			4G	31.630	15,815
DRYLAND 1D1			Shelterbelt/Timber		
1D			Accretion		
2D1			Waste	28.080	14,040
2D			Other		
3D1			AG LAND TOTAL	976.980	1,490,920
3D			Roads	13.940	
4D1			Farm Sites		
4D			Home Sites		
			Recreation		
Dwellings			Other		
Outbuildings			Non-AG TOTAL	13.940	

Assessor's Adjustment to Sale Price (+ or -):

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

WD; TRANSFER TO REV TRUST

Comments from

Comments:

002208900 002209000 002203701 002204700

(Continue on back)

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

141

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. 6 Day 9 Yr. 2026
4 Date of Deed: Mo. 6 Day 9 Yr. 2026

5 Grantor's Name, Address, and Telephone (Please Print)

Grantor's Name (Seller): Steven R. Sindt and Kimberly K. Sindt
Street or Other Mailing Address: 255 Highway 136
City: Inavale State: NE Zip Code: 68952
Phone Number: 402-746-4043
Email Address: n/a

6 Grantee's Name, Address, and Telephone (Please Print)

Grantee's Name (Buyer): see attached
Street or Other Mailing Address: 255 Highway 136
City: Inavale State: NE Zip Code: 68952
Phone Number: 402-746-4043
Is the grantee a 501(c)(3) organization? ☐ Yes ☑ No
If Yes, is the grantee a 509(a) foundation? ☐ Yes ☑ No
Email Address: n/a

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

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

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?
1,448,360

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
Steven R. and Kimberly K. Sindt, Trustees
255 Highway 136
Inavale, NE 68952

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

21 If agricultural, list total number of acres transferred in this transaction 990.92±.

22 Total purchase price, including any liabilities assumed	22	$ 0.00
23 Was non-real property included in the purchase? ☐ Yes ☑ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	$ 0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 4.

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

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

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

Steven R. Sindt OR Kimberly K. Sindt — Print or Type Name of Grantee or Authorized Representative — 402-746-4043 Phone Number
x Steven R. Sindt — Signature of Grantee or Authorized Representative — GRANTEE Title — 6/9/2026 Date

Register of Deed's Use Only

28 Date Deed Recorded	29 Value of Stamp or Exempt Number	30 Recording Data	For Dept. Use Only
Mo. 6 Day 10 Yr. 26	$ Exempt #4	BK2026, Pg 1524	

Nebraska Department of Revenue
Form No. 96-269-2008 8-2025 Rev. Supersedes 96-269-2008 7-2024
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

2026 Jun 10 08:47 AM Ex004 Book 2026 Page 1524

ATTACHMENT TO
REAL ESTATE
TRANSFER STATEMENT

5. Grantor's Name (Seller):

Steven R. Sindt and Kimberly K. Sindt

6. Grantee's Name (Buyer):

Steven R. Sindt, Trustee of the Steven R. Sindt Revocable Trust dated June 9, 2026, and **Kimberly K. Sindt, Trustee of the Kimberly K. Sindt Revocable Trust dated June 9, 2026**

20. Legal Description:

-1285 **The South Half (S½) of Section Eighteen (18), Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska;**

1290 **The East Half (E½) of Section Nineteen (19), Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska;**

1305 **The West Half of the West Half (W½W½) and the Northeast Quarter of the Northwest Quarter (NE¼NW¼) of Section Twenty (20), Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska;** and

1485 **The East Half of the East Half (E½E½) of Section Thirty (30), Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.**

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY STAMP TAX
Date: 06/10/26
$ Ex004 By AS

Bk 2026, Pg 1524

State of Nebraska }ss.
County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of June A.D., 2026, at 08:47 o'clock AM. Recorded in Book 2026 on Page 1524

County Clerk

Fee: $10.00 By: AS Deputy
Electronically Recorded

Once recorded, please return to:
Parker, Grossart & Bahensky, L.L.P.
PO Box 1600, Kearney, NE 68848-1600

WARRANTY DEED

Steven R. Sindt and Kimberly K. Sindt, a married couple, GRANTORS, in consideration of estate planning, convey to GRANTEES, **Steven R. Sindt, Trustee of the Steven R. Sindt Revocable Trust dated June 9, 2026**, and **Kimberly K. Sindt, Trustee of the Kimberly K. Sindt Revocable Trust dated June 9, 2026**, as equal tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half (S½) of Section Eighteen (18), Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska;

The East Half (E½) of Section Nineteen (19), Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska;

The West Half of the West Half (W½W½) and the Northeast Quarter of the Northwest Quarter (NE¼NW¼) of Section Twenty (20), Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; and

The East Half of the East Half (E½E½) of Section Thirty (30), Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

GRANTORS covenant (jointly and severally, if more than one) with GRANTEES that GRANTORS:

(1) are lawfully seized of such real estate and that it is free from encumbrances except easements and restrictions of record;

(2) have legal power and lawful authority to convey the same; and

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

EXECUTED: June 9, 2026.

Steven R. Sindt
Steven R. Sindt

Kimberly K. Sindt
Kimberly K. Sindt

STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me on June 9, 2026, by **Steven R. Sindt** and **Kimberly K. Sindt**, a married couple.

GENERAL NOTARY - State of Nebraska
DAMON T. BAHENSKY
My Comm. Exp. August 30, 2029

Damon T. Bahensky
Notary Public

Agricultural Land
Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code		
91	2026	1507	6/8/2026	Base: 91-0002	Affiliated:	Unified:

Location ID	Sale Number	Useability & Code #	
001912602	140	1	

Parcel Number								
GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
0000			00	0	00000	1	000	0000

Date of Sale Assessed Value		
Land	Improvements	Total
87,900		87,900
	Irrigation Type:	

Date of Sale Property Classification Code					
Status	Property Type	Zoning	Location	City Size	Parcel Size
A) 2	B) 05	C) 5	D) 3	E) 0	F) 9

LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:
IRRIGATED 1A1			GRASSLAND 1G1	20.990	36,000
1A			1G		
2A1			2G1	15.300	23,795
2A			2G		
3A1			3G1		
3A			3G		
4A1			4G1		
4A			4G	1.610	805
DRYLAND 1D1			Shelterbelt/Timber		
1D	4.180	13,815	Accretion		
2D1			Waste		
2D			Other		
3D1			AG LAND TOTAL	46.690	87,900
3D			Roads	1.230	
4D1	0.630	1,845	Farm Sites		
4D	3.980	11,640	Home Sites		
			Recreation		
Dwellings			Other	0.990	
Outbuildings			Non-AG TOTAL	2.220	

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:

Assessor Comments and Reason for Adjustment:

WD

Comments from	Comments:

(Continue on back)

68365

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

140

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. 06 Day 08 Yr. 2026
4 Date of Deed: Mo. 06 Day 08 Yr. 2026

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller): Benjamin R. Hobbs
Street or Other Mailing Address: 406 E. 7th Ave.
City: Red Cloud State: NE Zip Code: 68970
Phone Number: 402-746-0433
Email Address: N.A.

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer): Kimberly A. Kruse
Street or Other Mailing Address: 102 Grant St., Ste B
City: Aurora State: NE Zip Code: 68818
Phone Number: 402-604-1628
Is the grantee a 501(c)(3) organization? ☐ Yes ☑ No
If Yes, is the grantee a 509(a) foundation? ☐ Yes ☑ No
Email Address: N.A.

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

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

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?
150,000.00

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

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

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

18 Address of Property

18a ☑ No address assigned 18b ☐ Vacant land

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

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

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

22 Total purchase price, including any liabilities assumed	22	$ 150,000.00
23 Was non-real property included in the purchase? ☐ Yes ☑ 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	$ 150,000.00

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

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

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

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

sign here

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

Danielle L. Kelley — Signature of Grantee or Authorized Representative — Closing Dept. Manager Title — 06-08-2026 Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. 6 Day 10 Yr. 26	29 Value of Stamp or Exempt Number $ 348.00	30 Recording Data BK2026, Pg 1507	

Nebraska Department of Revenue
Form No. 96-269-2008 8-2025 Rev. Supersedes 96-269-2008 7-2024

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

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

2026 Jun 10 08:44 AM 348.00 Book 2026 Page 1507

Exhibit "A"

A tract of land located in the Southwest Quarter (SW¼) of Section Thirty-three (33), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Southwest corner of the SW¼ of said Section 33; thence N00°52'57"W (assumed bearing) on the West line of said SW¼, a distance of 1032.00 feet to the Point of Beginning; thence N84°53'17"E, a distance of 649.39 feet; thence N52°16'27"E, a distance of 322.35 feet; thence N03°48'42"W a distance of 317.36 feet; thence N80°30'51"E, a distance of 558.67 feet; thence N25°50'46"W, a distance of 69.50 feet; thence N25°10'41"E, a distance of 616.67 feet; thence N09°14'01"E, a distance of 377.68 feet to the North line of the SW¼ of said Section 33; thence S89°13'14"W, on the North line of said SW¼, a distance of 1749.67 feet to the West line of said SW¼; thence S00°52'57"E, on said West line, a distance of 1633.63 feet to the Point of Beginning.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY STAMP TAX
Date: 06/10/26
$ 348.00 By AS

Bk 2026, Pg 1507

State of Nebraska }ss.
County of Webster}
Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of June A.D., 2026, at 08:44 o'clock AM. Recorded in Book 2026 on Page 1507
County Clerk
Fee: $10.00 By: AS Deputy
Electronically Recorded

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

Warranty Deed

The Grantor, **BENJAMIN R. HOBBS, A SINGLE PERSON**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **KIMBERLY A. KRUSE,** whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

A tract of land located in the Southwest Quarter (SW¼) of Section Thirty-three (33), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Southwest corner of the SW¼ of said Section 33; thence N00°52'57"W (assumed bearing) on the West line of said SW¼, a distance of 1032.00 feet to the Point of Beginning; thence N84°53'17"E, a distance of 649.39 feet; thence N52°16'27"E, a distance of 322.35 feet; thence N03°48'42"W a distance of 317.36 feet; thence N80°30'51"E, a distance of 558.67 feet; thence N25°50'46"W, a distance of 69.50 feet; thence N25°10'41"E, a distance of 616.67 feet; thence N09°14'01"E, a distance of 377.68 feet to the North line of the SW¼ of said Section 33; thence S89°13'14"W, on the North line of said SW¼, a distance of 1749.67 feet to the West line of said SW¼; thence S00°52'57"E, on said West line, a distance of 1633.63 feet to the Point of Beginning.

GRANTOR covenants with GRANTEE that GRANTOR:

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

Executed 6-8, 2026.

Benjamin R Hobbs
Benjamin R. Hobbs

STATE OF NEBRASKA
COUNTY OF Adams } ss

On this 8th day of June, 2026, before me personally appeared **Benjamin R. Hobbs.**

GENERAL NOTARY - State of Nebraska
DANIELLE L KELLEY
My Comm. Exp. September 27, 2028

Danielle L Kelley
Notary Public - Danielle L Kelley

Agricultural Land
Sales Worksheet

Cnty No.	Book	Page	Sale Date
91	2026	1492	6/8/2026

School District Code		
Base: 91-0002	Affiliated:	Unified:

Location ID	Sale Number	Useability & Code #	
001814902	139	4	05

Parcel Number

GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
4491	1	11	10	0	00000	1	000	0000

Date of Sale Assessed Value

Land	Improvements	Total
8,245		8,245
	Irrigation Type:	

Date of Sale Property Classification Code

Status	Property Type	Zoning	Location	City Size	Parcel Size
A) 2	B) 05	C) 5	D) 3	E) 0	F) 5

LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:
IRRIGATED 1A1			GRASSLAND 1G1	0.320	550
1A			1G	2.990	5,130
2A1			2G1	1.650	2,565
2A			2G		
3A1			3G1		
3A			3G		
4A1			4G1		
4A			4G		
DRYLAND 1D1			Shelterbelt/Timber		
1D			Accretion		
2D1			Waste		
2D			Other		
3D1			AG LAND TOTAL	4.960	8,245
3D			Roads		
4D1			Farm Sites		
4D			Home Sites		
			Recreation		
Dwellings			Other		
Outbuildings			Non-AG TOTAL		

Assessor's Adjustment to Sale Price (+ or -): **Total Recapture Value:**

Assessor Comments and Reason for Adjustment:

JTWD; TRANSFER BETWEEN GRANDPARENT & GRANDCHILD

Comments from **Comments:**

(Continue on back)

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

139

• 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.

FORM **521**

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
Webster	91	Mo. 06 Day 08 Yr. 2026	Mo. 06 Day 05 Yr. 2026

5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller): Janet A. Thomas	Grantee's Name (Buyer): Annellica Thomas-Winfield and Eric Winfield
Street or Other Mailing Address: 605 N 4th Ave	Street or Other Mailing Address: 726 E Park St
City: Hastings State: NE Zip Code: 68901	City: Hastings State: NE Zip Code: 68901
Phone Number: (308) 293-8640	Phone Number: 308-636-6141 — Is the grantee a 501(c)(3) organization? ☐ Yes ☑ No; If Yes, is the grantee a 509(a) foundation? ☐ Yes ☑ No
Email Address: n/a	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)
☐ Improved	☐ Single Family	☐ Industrial	☐ Mineral Interests-Nonproducing	☐ State Assessed	☐ Mobile Home
☑ Unimproved	☐ Multi-Family	☑ Agricultural	☐ Mineral Interests-Producing	☐ Exempt	
☐ IOLL	☐ Commercial	☐ Recreational			

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

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

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

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

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

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? $8,005

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
1048 Road F
Red Cloud, NE 68970
18a ☐ No address assigned **18b** ☑ Vacant land

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

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

21 If agricultural, list total number of acres transferred in this transaction 5 + or - _____.

22 Total purchase price, including any liabilities assumed	22	$ 1,000.00
23 Was non-real property included in the purchase? ☐ Yes ☑ No (**If Yes, enter dollar amount and attach itemized list.**) (see instructions)	23	$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	$ 1,000.00

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

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

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

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

sign here

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

Signature of Grantee or Authorized Representative — Attorney Title — 06/08/2026 Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. 6 Day 8 Yr. 26	**29** Value of Stamp or Exempt Number $ 2.32	**30** Recording Data 2026, 1492	

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

County Surveyor's Lot 13, in the Northwest Quarter of the Northeast Quarter of Section 10, Township 1 North, Range 11 West of the 6th P.M.,Webster County, Nebraska, the same being a tract of land 397 feet wide (more or less) as measured from East to West, measuring approximately 560 feet (more or less) on the West side thereof as measured from North to south, measuring approximately 640 feet to 660 feet (more or less) on the East side thereof as measured from North to South. containing approximately 5.2 to 5.68 acres (more or less), and being located entirely on the North side of the railroad right-of-way as the same runs generally East and West across said Section 10.

BOOK 2026 PAGE 1492

State of Webster County of Webster } ss.
Entered on the numerical index and filed for record in the Clerk's office of said county this 8th day of June A.D., 2026 at 3:20 o'clock P M, Recorded in Book 2026 on Page 1492
Angela Hand County Clerk
$10.00 Deputy
Ind___Comp___Assessor___Carded___

NEBRASKA DOCUMENTARY STAMP TAX
Date 6/8/2026
$ 2.32 By ALH

JOINT TENANCY WARRANTY DEED

Janet A. Thomas, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS ($1.00) and Love and Affection receipt of which is hereby acknowledged, conveys to Annellica Thomas-Winfield and Eric Winfield, wife and husband, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

> County Surveyor's Lot 13, in the Northwest Quarter of the Northeast Quarter of Section 10, Township 1 North, Range 11 West of the 6th P.M.,Webster County, Nebraska, the same being a tract of land 397 feet wide (more or less) as measured from East to West, measuring approximately 560 feet (more or less) on the West side thereof as measured from North to south, measuring approximately 640 feet to 660 feet (more or less) on the East side thereof as measured from North to South. containing approximately 5.2 to 5.68 acres (more or less), and being located entirely on the North side of the railroad right-of-way as the same runs generally East and West across said Section 10.

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.

Janet A. Thomas

Janet Thomas POA Kettacina Tippin

Kettacina Tippin, Attorney in Fact

STATE OF NEBRASKA, COUNTY OF Adams) ss.

The foregoing instrument was acknowledged before me on June 5, 2026, by Kettacina Tippin, as attorney in fact on behalf of Janet A. Thomas.

GENERAL NOTARY - State of Nebraska
JULIE A ROTHFUSS
My Comm. Exp. July 12, 2029

Comm. expires July 12, 2029

Julie A Rothfuss
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code		
91	2026	1479	5/22/2026	Base: 91-0074	Affiliated:	Unified:

Location ID	Sale Number	Useability & Code #	
000330500	138	1	

Parcel Number								
GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
4133			00	0	20045		000	0000

Date of Sale Assessed Value		
Land	Improvements	Total
3,085	154,670	157,755

Assessor Location: BLUE HILL (BH)

Date of Sale Property Classification Code					
Status	Property Type	Zoning	Location	City Size	Parcel Size
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. : 1,358	Floor Sq. Ft. :
Building Cost New:	Cost : 213,500	Cost :
Single Family Style: 104	Residential Condition: 35	Commercial Occupancy Code:
(100) ☐ Mobile Home	(10) ☐ Worn Out	Primary: Other1: Other2:
(101) ☐ One Story	(20) ☐ Badly Worn	Commercial Construction Class:
(102) ☐ Two Story	(30) ☒ Average	(1) ☐ Fireproof Structural Steel Frame
(103) ☐ Split Level	(40) ☒ Good	(2) ☐ Reinforced Concrete Frame
(104) ☒ 1 1/2 Story	(50) ☐ Very Good	(3) ☐ Masonry Bearing Walls
(111) ☐ Bi-Level	(60) ☐ Excellent	(4) ☐ Wood or Steel Framed Ext. Walls
(106) ☐ Other		(5) ☐ Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) ☐ Pole Frame
(301) ☐ One Story	(10) ☐ Low	Cost Rank: / Condition:
(302) ☐ Two Story	(20) ☐ Fair	(10) ☐ Low / (10) ☐ Worn Out
(307) ☐ 1 1/2 Story	(30) ☒ Average	(20) ☐ Average / (20) ☐ Badly Worn
(308) ☐ Split Level	(40) ☐ Good	(30) ☐ Above Average / (30) ☐ Average
(309) ☐ 2 1/2 Story	(50) ☐ Very Good	(40) ☐ High / (40) ☐ Good
(304) ☐ One Story Duplex	(60) ☐ Excellent	(50) ☐ Very Good
(305) ☐ Two Story Duplex		(60) ☐ Excellent

Assessor's Adjustment to Sale Price (+ or -):

Assessor Comments and Reason for Adjustment:

JTWD

Comments from **Comments:**

(Continue on back)

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

138

• 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.

FORM **521**

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
Webster	91	Mo. 05 Day 22 Yr. 2026	Mo. 05 Day 22 Yr. 2026

5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller): KenWorks Properties, LLC	Grantee's Name (Buyer): Jonathan Pinzon and Rosanna Sheltrown
Street or Other Mailing Address: 7140 W Monument Rd	Street or Other Mailing Address: 202 W Saline St
City: Ayr State: NE Zip Code: 68925	City: Blue Hill State: NE Zip Code: 68930
Phone Number: 402-984-9654	Phone Number: 402-469-5391 — Is the grantee a 501(c)(3) organization? ☐ Yes ☑ No; If Yes, is the grantee a 509(a) foundation? ☐ Yes ☑ No
Email Address: n/a	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)
☑ Improved	☑ Single Family	☐ Industrial	☐ Mineral Interests-Nonproducing	☐ State Assessed	☐ Mobile Home
☑ Unimproved	☐ Multi-Family	☐ Agricultural	☐ Mineral Interests-Producing	☐ Exempt	
☐ IOLL	☐ Commercial	☐ Recreational			

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

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

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

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

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

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? $1,071

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
Part of 210 W Saline St
Blue Hill, NE 68930
18a ☐ No address assigned **18b** ☑ Vacant land

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

20 Legal Description (Attach additional pages, if needed.)
The East Twenty-four feet (E24') of Lot Three (3), Block "A" Nelson's Subdivision of Rohrer's Addition to 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	$ 5,000.00
23 Was non-real property included in the purchase? ☐ Yes ☑ 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	$ 5,000.00

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

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

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

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

sign here

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

Signature of Grantee or Authorized Representative — Attorney Title — 5/22/2026 Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded: Mo. 6 Day 8 Yr 26	**29** Value of Stamp or Exempt Number: $ 11.60	**30** Recording Data: BK2026, Pg 1479	

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

BOOK 2026 PAGE 1479

State of Nebraska }ss.
County of Webster}

Entered on the numerical index and filed for record in the Clerk's office of said county this 8 day of June A.D., 2026, at 12:30 o'clock PM. Recorded in Book 2026 on Page 1479-1480

Rebecca Haig County Clerk

16.00 AB Deputy

Ind___Comp___Assessor___Carded___

NEBRASKA DOCUMENTARY STAMP TAX
Date 6-8-26
$ 11.60 By AB

JOINT TENANCY WARRANTY DEED

KenWorks Properties, LLC, a Nebraska limited liability company, GRANTOR, in consideration of ONE AND NO/100 DOLLARS ($1.00) receipt of which is hereby acknowledged, conveys to Jonathan Pinzon and Rosanna Sheltrown, husband and wife, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East Twenty-four feet (E24') of Lot Three (3), Block "A" Nelson's Subdivision of Rohrer's Addition to Village of Blue Hill, 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 May 22, 2026.

KenWorks Properties, LLC

Kenneth T. Lukasiewicz, Member

Sheri A. Lukasiewicz, Member

STATE OF NEBRASKA, COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me on May 22, 2026, by Kenneth T. Lukasiewicz and Sheri A. Lukasiewicz, Members, on behalf of KenWorks Properties, LLC.

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

Notary Public

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

Phone/Fax: (402) 746-3613
KORY:C:\WP\800\PINZ_KEN.JTD 5/19/26

STATEMENT OF AUTHORITY

Pursuant to the Nebraska
Uniform Limited Liability Company Act § 21-127.

1. This Statement of Authority relates to the limited liability company (Company):

KenWorks Properties, LLC.

2. The street and mailing addresses of the Company's designated office is:

7140 W. MONUMENT ROAD, AYR, NE 68925.

3. The Officer(s) or Member(s) **authorized** and **required** to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the Company, without limitation, is/are:

Kenneth T. Lukasiewicz and Sheri A. Lukasiewicz.

Executed on April 6, 2026.

KenWorks Properties, LLC

Kenneth T. Lukasiewicz, Member

Sheri A. Lukasiewicz, Member

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on April 6, 2026, by Kenneth T. Lukasiewicz and Sheri A. Lukasiewicz, Members, on behalf of KenWorks Properties, LLC.

GENERAL NOTARY- State of Nebraska
SARA SWANSON
My Comm. Exp. Dec. 2, 2027

Comm. expires 12-2-27

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code		
91	2026	1477	6/8/2026	Base: 91-0002	Affiliated:	Unified:

Location ID	Sale Number	Useability & Code #	
000169400	137	1	

Date of Sale Assessed Value		
Land	Improvements	Total
1,720	66,625	68,345

Assessor Location: RED CLOUD (RC)

Parcel Number

GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
4491			00	0	10115		000	0000

Date of Sale Property Classification Code

Status	Property Type	Zoning	Location	City Size	Parcel Size
A) 1	B) 01	C) 1	D) 1	E) 6	F) 1

	Residential	Commercial
Multiple Improvements:	Multiple. Improvements. :	Multiple. Improvements. :
Construction Date:	Construction Date : 1890	Construction Date :
Floor:	Floor Sq. Ft. : 1,068	Floor Sq. Ft. :
Building Cost New:	Cost : 181,930	Cost :
Single Family Style: 101	**Residential Condition:** 30	**Commercial Occupancy Code:**
(100) ☐ Mobile Home	(10) ☐ Worn Out	Primary: Other1: Other2:
(101) ☒ One Story	(20) ☐ Badly Worn	**Commercial Construction Class:**
(102) ☐ Two Story	(30) ☒ Average	(1) ☐ Fireproof Structural Steel Frame
(103) ☐ Split Level	(40) ☐ Good	(2) ☐ Reinforced Concrete Frame
(104) ☐ 1 1/2 Story	(50) ☐ Very Good	(3) ☐ Masonry Bearing Walls
(111) ☐ Bi-Level	(60) ☐ Excellent	(4) ☐ Wood or Steel Framed Ext. Walls
(106) ☐ Other		(5) ☐ Metal Frame and Walls
Townhouse or Duplex Style:	**Residential Quality:** 30	(6) ☐ Pole Frame
(301) ☐ One Story	(10) ☐ Low	**Cost Rank:** / **Condition:**
(302) ☐ Two Story	(20) ☐ Fair	(10) ☐ Low / (10) ☐ Worn Out
(307) ☐ 1 1/2 Story	(30) ☒ Average	(20) ☐ Average / (20) ☐ Badly Worn
(308) ☐ Split Level	(40) ☐ Good	(30) ☐ Above Average / (30) ☐ Average
(309) ☐ 2 1/2 Story	(50) ☐ Very Good	(40) ☐ High / (40) ☐ Good
(304) ☐ One Story Duplex	(60) ☐ Excellent	(50) ☐ Very Good
(305) ☐ Two Story Duplex		(60) ☐ Excellent

Assessor's Adjustment to Sale Price (+ or -):

Assessor Comments and Reason for Adjustment:

JTWD

Comments from **Comments:**

(Continue on back)

42210

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

137

• 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.

FORM **521**

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
Webster	91	Mo. 6 Day 8 Yr. 26	Mo. 05 Day 30 Yr. 2026

5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller): Van Beber Properties, LLC	Grantee's Name (Buyer): J. Derek Henry and Jill Henry
Street or Other Mailing Address: 1132 Bumps River Road	Street or Other Mailing Address: 2903 78 Road
City: Centerville State: MA Zip Code: 02632	City: Burr Oak State: KS Zip Code: 66936
Phone Number: 785-338-1707	Phone Number: 208-880-2258 — Is the grantee a 501(c)(3) organization? ☐ Yes ☑ No; If Yes, is the grantee a 509(a) foundation? ☐ Yes ☑ No
Email Address: n/a	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)
☑ Improved	☑ Single Family	☐ Industrial	☐ Mineral Interests-Nonproducing	☐ State Assessed	☐ Mobile Home
☐ Unimproved	☐ Multi-Family	☐ Agricultural	☐ Mineral Interests-Producing	☐ Exempt	
☐ IOLL	☐ Commercial	☐ 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) ____

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? 58,005

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
426 N Jefferson St
Red Cloud, NE 68970
18a ☐ No address assigned **18b** ☐ Vacant land

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

20 Legal Description (Attach additional pages, if needed.)
The South 62 feet of the North 122 feet of Block B, also known as Lot B, in Subdivision of Annex Lot Twelve (12), in 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	$ 40,000.00
23 Was non-real property included in the purchase? ☐ Yes ☑ 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	$ 40,000.00

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

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

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

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

sign here

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

Signature of Grantee or Authorized Representative — Attorney Title — 6/8/26 Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. 6 Day 8 Yr. 26	**29** Value of Stamp or Exempt Number $ 92.80	**30** Recording Data BK2026, Pg 1477	

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

BOOK 2026 PAGE 1477

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 8 day of June A.D., 2026, at 12:24 o'clock PM. Recorded in Book 2026 on Page 1477

Abbey Haig County Clerk

10.00 AD Deputy

Ind___ Comp___ Assessor___ Carded___

NEBRASKA DOCUMENTARY STAMP TAX
Date 6-8-26
$ 92.80 By AD

JOINT TENANCY WARRANTY DEED

Van Beber Properties, LLC, a Colorado limited liability company, GRANTOR, in consideration of ONE AND NO/100 DOLLARS ($1.00) receipt of which is hereby acknowledged, conveys to J. Derek Henry and Jill Henry, husband and wife, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South 62 feet of the North 122 feet of Block B, also known as Lot B, in Subdivision of Annex Lot Twelve (12), in the City of 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 May 30, 2026.

Van Beber Properties, LLC

Charles R. Van Beber

Charles R. Van Beber, Member

STATE OF MASSACHUSETTS, COUNTY OF Barnstable) ss.

The foregoing instrument was acknowledged before me on May 30th, 2026, Charles R. Van Beber, Member, on behalf of Van Beber Properties, LLC, a Colorado limited liability company.

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

Comm. expires

Notary Public

VISHAL VIHOL
MY COMMISSION EXPIRES
MAR 13 2031
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC

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

Phone/Fax: (402) 746-3613

KORY:C:\wp\800\HENDJ_VA.JTD 5/29/26

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date
91	2026	1474	5/12/2026

School District Code		
Base: 91-0074	Affiliated:	Unified:

Location ID	Sale Number	Useability & Code #	
000323800	136	4	05

Date of Sale Assessed Value

Land	Improvements	Total
1,155,490	236,720	1,392,210

Assessor Location: BLUE HILL (BH)

Parcel Number

GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
4133			00	0	20025		000	0000

Date of Sale Property Classification Code

Status	Property Type	Zoning	Location	City Size	Parcel Size
A) 1	B) 01	C) 1	D) 1	E) 6	F) 4

	Residential	Commercial
Multiple Improvements:	Multiple. Improvements. :	Multiple. Improvements. :
Construction Date:	Construction Date : 1900	Construction Date :
Floor:	Floor Sq. Ft. : 1,331	Floor Sq. Ft. :
Building Cost New:	Cost : 210,490	Cost :
Single Family Style: 104	Residential Condition: 30	Commercial Occupancy Code:
(100) ☐ Mobile Home	(10) ☐ Worn Out	Primary: Other1: Other2:
(101) ☐ One Story	(20) ☐ Badly Worn	Commercial Construction Class:
(102) ☐ Two Story	(30) ☒ Average	(1) ☐ Fireproof Structural Steel Frame
(103) ☐ Split Level	(40) ☐ Good	(2) ☐ Reinforced Concrete Frame
(104) ☒ 1 1/2 Story	(50) ☐ Very Good	(3) ☐ Masonry Bearing Walls
(111) ☐ Bi-Level	(60) ☐ Excellent	(4) ☐ Wood or Steel Framed Ext. Walls
(106) ☐ Other		(5) ☐ Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) ☐ Pole Frame
(301) ☐ One Story	(10) ☐ Low	Cost Rank: / Condition:
(302) ☐ Two Story	(20) ☐ Fair	(10) ☐ Low / (10) ☐ Worn Out
(307) ☐ 1 1/2 Story	(30) ☒ Average	(20) ☐ Average / (20) ☐ Badly Worn
(308) ☐ Split Level	(40) ☐ Good	(30) ☐ Above Average / (30) ☐ Average
(309) ☐ 2 1/2 Story	(50) ☐ Very Good	(40) ☐ High / (40) ☐ Good
(304) ☐ One Story Duplex	(60) ☐ Excellent	(50) ☐ Very Good
(305) ☐ Two Story Duplex		(60) ☐ Excellent

Assessor's Adjustment to Sale Price (+ or -):

Assessor Comments and Reason for Adjustment:

WD; TRANFER TO REV TRUST

Comments from **Comments:**

000323800 001600800 001606000

(Continue on back)

8460
65285
65580

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

136

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. 05 Day 12 Yr. 26
4 Date of Deed: Mo. 05 Day 12 Yr. 26

5 Grantor's Name, Address, and Telephone (Please Print)

Grantor's Name (Seller): Alan D Johnson & Connie R Johnson
Street or Other Mailing Address: PO Box 397
City: Blue Hill State: NE Zip Code: 68930
Phone Number: 402-519-0858
Email Address: alanjohnson72@gmail.com

6 Grantee's Name, Address, and Telephone (Please Print)

Grantee's Name (Buyer): Alan D Johnson, Trustee of Alan D Johnson Revocable Trust
Street or Other Mailing Address: PO Box 397
City: Blue Hill State: NE Zip Code: 68930
Phone Number: 402-519-0858
Is the grantee a 501(c)(3) organization? ☐ Yes ☑ No
If Yes, is the grantee a 509(a) foundation? ☐ Yes ☑ No
Email Address: alanjohnson72@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)
☑ Improved	☑ Single Family	☐ Industrial	☐ Mineral Interests-Nonproducing	☐ State Assessed	☐ Mobile Home
☑ Unimproved	☐ Multi-Family	☑ Agricultural	☐ Mineral Interests-Producing	☐ Exempt	
☐ IOLL	☐ Commercial	☐ Recreational			

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

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

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

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

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

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?
1,392,210.00

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

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

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

18 Address of Property
rural Webster county; 210 W Cass St, Blue Hill, NE; 1615 Road U , Blue Hill, NE
18a ☑ No address assigned **18b** ☐ Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Alan D Johnson, Trustee of the Alan D Johnson Revocable Trust
PO Box 397
Blue Hill, NE 68930

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

21 If agricultural, list total number of acres transferred in this transaction 428.85.

22 Total purchase price, including any liabilities assumed	**22**	$ 0.00
23 Was non-real property included in the purchase? ☐ Yes ☑ No (**If Yes, enter dollar amount and attach itemized list.**) (see instructions)	**23**	$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	**24**	$ 0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 4.

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

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

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

sign here

Jennifer Fleischer — Print or Type Name of Grantee or Authorized Representative — 402-762-3524 Phone Number

Signature of Grantee or Authorized Representative — Attorney Title — 6/2/2026 Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded: Mo. 6 Day 8 Yr. 26	**29** Value of Stamp or Exempt Number: $ Exempt #4	**30** Recording Data: BK2026, Pg 1474	

Nebraska Department of Revenue
Form No. 96-269-2008 8-2025 Rev. Supersedes 96-269-2008 7-2024

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

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

THE SOUTH ONE HUNDRED SIXTY (160) FEET OF OUT LOT FOUR (4), BUSCHOW ADDITION, VILLAGE OF BLUE HILL, WEBSTER COUNTY, NEBRASKA, ACCORDING TO THE RECORDED PLAT THEREOF AND;

THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER (W1/2W1/2NE1/4) OF SECTION THREE (3), TOWNSHIP THREE (3) NORTH, RANGE TEN (10), WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA AND;

THE NORTHWEST QUARTER (NW1/4) OF SECTION THREE (3), TOWNSHIP THREE (3) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA AND;

THE EAST HALF OF THE NORTHEAST QUARTER (E1/2NE1/4) OF SECTION SIXTEEN (16), TOWNSHIP THREE (3) NORTH, RANGE TEN (10), WEST OF THE 6TH P.M., IN WEBSTER COUNTY, NEBRASKA **EXCEPT** ANY PORTION OF THE PROPERTY LYING WITHIN THE RIGHT OF WAY CONVEYED TO THE REPUBLICAN VALLEY RAIL ROAD COMPANY BY DEED RECORDED IN BOOK D, PAGE 99; CONVEYED TO THE CHICAGO BURLINGTON & QUINCY RAILROAD BY DEED RECORDED IN BOOK 8, PAGE 101, OF THE RECORDS OF WEBSTER COUNTY, NEBRASKA; AND NOW OPERATED BY BURLINGTON NORTHERN AND SANTA FE RAILROAD COMPANY, SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS OF RECORD. AND;

THE SOUTHWEST QUARTER (SW1/4) OF SECTION THREE (3), TOWNSHIP THREE (3) NORTH, RANGE TEN (10), WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA

BOOK 2026 PAGE 1474

State of Nebraska }ss.
County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 8 day of June A.D., 2026, at 10:09 o'clock a M. Recorded in Book 2026 on Page 1474-1475

Abbey Haring County Clerk

16.00 AD Deputy

Ind___Comp___Assessor___Carded___

NEBRASKA DOCUMENTARY STAMP TAX
Date 6-8-26
$ Exempt #4 By AD

WARRANTY DEED

Return to: Fleischer Law, LLC, PO Box 121, Clay Center, NE 68933

ALAN D. JOHNSON and CONNIE R. JOHNSON, husband and wife, herein called Grantors, in consideration of one dollar and other valuable consideration, received from grantee, do grant, bargain, sell, convey and confirm unto, **ALAN D. JOHNSON TRUSTEE OF THE ALAN D. JOHNSON REVOCABLE TRUST** the following described real estate in Webster County, Nebraska:

ALL MY INTEREST IN AND TO:

THE SOUTH ONE HUNDRED SIXTY (160) FEET OF OUT LOT FOUR (4), BUSCHOW ADDITION, VILLAGE OF BLUE HILL, WEBSTER COUNTY, NEBRASKA, ACCORDING TO THE RECORDED PLAT THEREOF AND;

THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER (W1/2W1/2NE1/4) OF SECTION THREE (3), TOWNSHIP THREE (3) NORTH, RANGE TEN (10), WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA AND;

THE NORTHWEST QUARTER (NW1/4) OF SECTION THREE (3), TOWNSHIP THREE (3) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA AND;

THE EAST HALF OF THE NORTHEAST QUARTER (E1/2NE1/4) OF SECTION SIXTEEN (16), TOWNSHIP THREE (3) NORTH, RANGE TEN (10), WEST OF THE 6TH P.M., IN WEBSTER COUNTY, NEBRASKA **EXCEPT** ANY PORTION OF THE PROPERTY LYING WITHIN THE RIGHT OF WAY CONVEYED TO THE REPUBLICAN VALLEY RAIL ROAD COMPANY BY DEED RECORDED IN BOOK D, PAGE 99; CONVEYED TO THE CHICAGO BURLINGTON & QUINCY RAILROAD BY DEED RECORDED IN BOOK 8, PAGE 101, OF THE RECORDS OF WEBSTER COUNTY, NEBRASKA; AND NOW OPERATED BY BURLINGTON NORTHERN AND SANTA FE RAILROAD COMPANY, SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS OF RECORD. AND;

THE SOUTHWEST QUARTER (SW1/4) OF SECTION THREE (3), TOWNSHIP THREE (3) NORTH, RANGE TEN (10), WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA

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

And the grantors do hereby covenant with the grantee and with the grantee's heirs and assigns that grantors are lawfully seized of said premises; that they are free from encumbrances that grantors have

good right and lawful authority to convey the same; and that the grantor warrant will defend the title to said premises against the lawful claims of all person whomsoever.

Executed: MAY 12, 2026

ALAN D. JOHNSON, Grantor

CONNIE R. JOHNSON, Grantor

STATE OF NEBRASKA)
) SS.
COUNTY OF CLAY)

Before me, a notary public qualified for said county, personally came ALAN D. JOHNSON and CONNIE R. JOHNSON, husband and wife, known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

Witness my hand and notarial seal on MAY 12, 2026.

General Notary - State of Nebraska
JENNIFER M. FLEISCHER
My Comm. Exp. Jan. 22, 2029

Notary Public

Agricultural Land
Sales Worksheet

Cnty No.	Book	Page	Sale Date
91	2026	1531	9/19/2025

School District Code		
Base: 01-0123	Affiliated:	Unified:

Location ID	Sale Number	Useability & Code #	
002407700	135	4	05

Date of Sale Assessed Value

Land	Improvements	Total
3,423,435	149,930	3,573,365
	Irrigation Type:	

Parcel Number

GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
4247	3	12	14	0	00000	1	000	0000

Date of Sale Property Classification Code

Status	Property Type	Zoning	Location	City Size	Parcel Size
A) 1	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:

CORRECTIVE DEED OF DISTRIBUTION

Comments from **Comments:**

002407700 002401800 002409400 002505400

(Continue on back)

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

135

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	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
Webster	91	Mo. 09 Day 19 Yr. 2025	Mo. 06 Day 03 Yr. 2026

5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller): See Attached	Grantee's Name (Buyer): Tony Kral and Todd Kral, each an undivided 1/2 as tenantsincommon
Street or Other Mailing Address: 456 Road T	Street or Other Mailing Address: See Attached
City: Campbell State: NE Zip Code: 68932	City: See Attached State: Zip Code:
Phone Number: 402-461-6779	Phone Number: See Attached; Is the grantee a 501(c)(3) organization? ☐ Yes ☑ No; If Yes, is the grantee a 509(a) foundation? ☐ Yes ☐ No
Email Address: tkmk846@gmail.com	Email Address: tkmk846@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)
☑ Improved	☐ Single Family	☐ Industrial	☐ Mineral Interests-Nonproducing	☐ State Assessed	☐ Mobile Home
☐ Unimproved	☐ Multi-Family	☑ Agricultural	☐ Mineral Interests-Producing	☐ Exempt	
☐ IOLL	☐ Commercial	☐ 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) ____

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? $4,689,637.00

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: 1563 Road 600, Bladen, NE 68928
18a ☐ No address assigned 18b ☐ Vacant land

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	22	$ 0.00
23 Was non-real property included in the purchase? ☐ Yes ☑ No (If Yes, enter dollar amount and attach itemized list.) (see Instructions)	23	$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	$ 0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 4.

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

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

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

sign here

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

Henry C. Schenker — Signature of Grantee or Authorized Representative — Attorney Title — 6/12/2026 Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded: Mo. 6 Day 12 Yr. 26	29 Value of Stamp or Exempt Number: $ Exempt #4	30 Recording Data: BK2026, Pg 1531	

Nebraska Department of Revenue
Form No. 96-269-2008 8-2025 Rev. Supersedes 96-269-2008 7-2024

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

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

2026 Jun 12 11:03 AM Ex004 Book 2026 Page 1531

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 Southwest Quarter (E½SW¼), 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,

This deed is placed of record to correct the legal description from that contained within that certain Trustee's Deed of Distribution filed for record on May 12, 2026 and recorded at Book 2026, Pages 1151-1152, Records in the Office of the County Clerk of Webster County, Nebraska.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY STAMP TAX
Date: 06/12/26
$ Ex004 By AS

Bk 2026, Pg 1531

State of Nebraska }ss.
County of Webster}
Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of June A.D., 2026, at 11:03 o'clock AM. Recorded in Book 2026 on Pages 1531-1532

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

CORRECTIVE 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 (½) 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 (SE¼), the East Half of the Southwest Quarter (E½SW¼), 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,

This deed is placed of record to correct the legal description from that contained within that certain Trustee's Deed of Distribution filed for record on May 12, 2026 and recorded at Book 2026, Pages 1151-1152, Records in the Office of the County Clerk of 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 3rd day of June, 2026.

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

STATE OF NEBRASKA)
) ss.
FRANKLIN COUNTY)

The foregoing instrument was acknowledged before me on June 3, 2026 by Todd Kral, Successor Trustee of the Paul E. Kral and Denise D. Kral Trusts.

GENERAL NOTARY - State of Nebraska
HENRY C. SCHENKER
My Comm. Exp. June 16, 2026

Henry C. Schenker
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date
91	2026	1471	6/5/2026

School District Code		
Base: 91-0002	Affiliated:	Unified:

Location ID	Sale Number	Useability & Code #	
000125300	134	1	

Date of Sale Assessed Value		
Land	Improvements	Total
2,560	52,735	55,295

Assessor Location: RED CLOUD (RC)

Parcel Number								
GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
4371			00	0	10020		009	0000

Date of Sale Property Classification Code					
Status	Property Type	Zoning	Location	City Size	Parcel Size
A) 1	B) 01	C) 1	D) 1	E) 6	F) 2

	Residential	Commercial
Multiple Improvements:	Multiple. Improvements. :	Multiple. Improvements. :
Construction Date:	Construction Date : 1910	Construction Date :
Floor:	Floor Sq. Ft. : 1,252	Floor Sq. Ft. :
Building Cost New:	Cost : 202,775	Cost :
Single Family Style: 101	Residential Condition: 20	Commercial Occupancy Code:
(100) ☐ Mobile Home	(10) ☐ Worn Out	Primary: Other1: Other2:
(101) ☒ One Story	(20) ☒ Badly Worn	Commercial Construction Class:
(102) ☐ Two Story	(30) ☐ Average	(1) ☐ Fireproof Structural Steel Frame
(103) ☐ Split Level	(40) ☐ Good	(2) ☐ Reinforced Concrete Frame
(104) ☐ 1 1/2 Story	(50) ☐ Very Good	(3) ☐ Masonry Bearing Walls
(111) ☐ Bi-Level	(60) ☐ Excellent	(4) ☐ Wood or Steel Framed Ext. Walls
(106) ☐ Other		(5) ☐ Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) ☐ Pole Frame
(301) ☐ One Story	(10) ☐ Low	Cost Rank: / Condition:
(302) ☐ Two Story	(20) ☐ Fair	(10) ☐ Low / (10) ☐ Worn Out
(307) ☐ 1 1/2 Story	(30) ☒ Average	(20) ☐ Average / (20) ☐ Badly Worn
(308) ☐ Split Level	(40) ☐ Good	(30) ☐ Above Average / (30) ☐ Average
(309) ☐ 2 1/2 Story	(50) ☐ Very Good	(40) ☐ High / (40) ☐ Good
(304) ☐ One Story Duplex	(60) ☐ Excellent	(50) ☐ Very Good
(305) ☐ Two Story Duplex		(60) ☐ Excellent

Assessor's Adjustment to Sale Price (+ or -):

Assessor Comments and Reason for Adjustment:

WD

Comments from **Comments:**

(Continue on back)

35750

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

134

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. 6 Day 5 Yr. 2026
4 Date of Deed: Mo. 05 Day 28 Yr. 2026

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller): Van Beber Properties II, LLC
Street or Other Mailing Address: 1132 Bumps River Road
City: Centerville State: MA Zip Code: 02632
Phone Number: 785-338-1707
Email Address: n/a

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer): Jim Henry
Street or Other Mailing Address: 15520 Moosehorn Way
City: Caldwell State: ID Zip Code: 83607
Phone Number: 208-880-7659
Is the grantee a 501(c)(3) organization? ☐ Yes ☑ No
If Yes, is the grantee a 509(a) foundation? ☐ Yes ☐ No
Email Address: n/a

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

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

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

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

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

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

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

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?
44,320

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
841 N Webster St
Red Cloud, NE 68970
18a ☐ No address assigned **18b** ☐ Vacant land

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

20 Legal Description (Attach additional pages, if needed.)
Lots One (1), Two (2), Three (3) and Four (4), except the South One Foot (S1') of said Lot Four (4), Block Nine (9), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska, AND EXCEPT that tract of land deeded to the State of Nebraska in Book 2025, page 2270.

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

22 Total purchase price, including any liabilities assumed	22	$ 40,000.00
23 Was non-real property included in the purchase? ☐ Yes ☑ 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	$ 40,000.00

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

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

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

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

sign here
Kory McCracken
Print or Type Name of Grantee or Authorized Representative
(402) 746-3613
Phone Number
Signature of Grantee or Authorized Representative
Attorney
Title
6/5/26
Date

Register of Deed's Use Only

28 Date Deed Recorded	29 Value of Stamp or Exempt Number	30 Recording Data	For Dept. Use Only
Mo. 6 Day 5 Yr. 26	$ 92.80	BK 2026, Pg 1471	

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

BOOK 2026 PAGE 1471

State of Nebraska }ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 5 day of June A.D., 20 26, at 1:17 o'clock PM. Recorded in Book 2026 on Page 1471-1472

Abbey Haug County Clerk
16.00 AD Deputy

Ind___Comp___Assessor___Carded___

NEBRASKA DOCUMENTARY STAMP TAX
Date 6-5-26
$ 92.80 By AD

WARRANTY DEED

Van Beber Properties II, LLC, a Nebraska limited liability company, GRANTOR, in consideration of ONE AND NO/100 DOLLARS ($1.00) receipt of which is hereby acknowledged, conveys to Jim Henry, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1), Two (2), Three (3) and Four (4), except the South One Foot (S1') of said Lot Four (4), Block Nine (9), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska, AND EXCEPT that tract of land deeded to the State of Nebraska in Book 2025, page 2270.

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 May 28, 2026.

Van Beber Properties II, LLC

Charles R. Van Beber

Charles R. Van Beber, Member

STATE OF MASSACHUSETTS, COUNTY OF Barnstable) ss.

The foregoing instrument was acknowledged before me on May 28, 2026, by Charles R. Van Beber, Member, on behalf of Van Beber Properties II, LLC, a Nebraska limited liability company.

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

Comm. expires _____

Notary Public

VISHAL VIHOL
MY COMMISSION EXPIRES
MAR 13 2031
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC

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

Phone/Fax: (402) 746-3613

KOR:Y:C:\wp\800\HENR_VAN.WD 5/27/26

Filing Document #: 9001351101 Pages: 1
Corporation Name: VAN BEBER PROPERTIES II, LLC
Filing Date and Time: 05/20/2026 02:35 PM

BOOK 2026 PAGE 1472

STATEMENT OF AUTHORITY

Pursuant to the Nebraska
Uniform Limited Liability Company Act § 21-127.

1. This Statement of Authority is for the limited liability company (Company):

Van Beber Properties II, LLC;

and the street and mailing address of the Company's designated office is:

707 West 7th Avenue, Red Cloud, NE 68970.

2. The officer(s) or member(s) **authorized** and **required** to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the Company, without limitation, is/are:

Charles R. Van Beber.

3. The undersigned acknowledge that this Statement of Authority will be delivered to the Nebraska Secretary of State for filing.

Charles R Van Beber 5/16/26.
Charles R. Van Beber, Member

STATE OF MASSACHUSETTS, COUNTY OF Barnstable ss.

The foregoing instrument was acknowledged before me on May 16, 2026, by Charles R. Van Beber, Member, on behalf of Van Beber Properties II, LLC.

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

Comm. expires _____

Notary Public

VISHAL VIHOL
MY COMMISSION EXPIRES
MAR 13 2031
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC

Agricultural Land
Sales Worksheet

Cnty No.	Book	Page	Sale Date
91	2026	1470	6/3/2026

School District Code		
Base: 91-0002	Affiliated:	Unified:

Location ID	Sale Number	Useability & Code #	
001807001	133	1	

Parcel Number								
GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
0000			00	0	00000	1	000	0000

Date of Sale Assessed Value		
Land	Improvements	Total
6,940		6,940
	Irrigation Type:	

Date of Sale Property Classification Code					
Status	Property Type	Zoning	Location	City Size	Parcel Size
A) 2	B) 05	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	7.680	3,840
DRYLAND 1D1			Shelterbelt/Timber		
1D			Accretion		
2D1			Waste		
2D			Other		
3D1			AG LAND TOTAL	8.740	6,940
3D			Roads	0.860	
4D1			Farm Sites		
4D	1.060	3,100	Home Sites		
			Recreation		
Dwellings			Other		
Outbuildings			Non-AG TOTAL	0.860	

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:

Assessor Comments and Reason for Adjustment:

WD

Comments from	Comments:

(Continue on back)

67865

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

133

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. 5-6 Day 28-3 Yr. 2026
4 Date of Deed: Mo. 5-6 Day 3 Yr. 2026

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller): Jerry J. Studnicka and Suellen Studnicka
Street or Other Mailing Address: 37147 Navaho Rd
City: Ravenna State: Ne Zip Code: 68869
Phone Number: 308 440-0768
Email Address: N/A

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer): Carson Lee Davis
Street or Other Mailing Address: 522 Ave F
City: Gothenburg State: Nebraska Zip Code: 69138
Phone Number: 308-325-5518
Is the grantee a 501(c)(3) organization? ☐ Yes ☑ No
If Yes, is the grantee a 509(a) foundation? ☐ Yes ☑ No
Email Address: N/A

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

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

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

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

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

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

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

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

14 What is the current market value of the real property? 73020.26

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 American Legacy ☐ No

18 Address of Property
18a ☑ No address assigned 18b ☑ Vacant land

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

20 Legal Description (Attach additional pages, if needed.)
Part of the Northwest Quarter of the Northeast Quarter of Section 15, Township 1 North, Range 11 West of the 6th P.M., Webster County, Nebraska, lying South of River Road.

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

22 Total purchase price, including any liabilities assumed	22	$ 73,020.26
23 Was non-real property included in the purchase? ☐ Yes ☑ 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	$ 73,020.26

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
Carson Lee Davis — Print or Type Name of Grantee or Authorized Representative — Phone Number: 308-325-5518
Carson Lee Davis — Signature of Grantee or Authorized Representative — Title: GRANTEE — Date: 5.28.2026

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded: Mo. 6 Day 5 Yr. 26	29 Value of Stamp or Exempt Number: $ 171.68	30 Recording Data: BK2026, Pg 1470	

Nebraska Department of Revenue
Form No. 96-269-2008 8-2025 Rev. Supersedes 96-269-2008 7-2024
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

2026 Jun 05 10:52 AM 171.68 Book 2026 Page 1470

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY STAMP TAX
Date: 06/05/26
$ 171.68 By AS

Bk 2026, Pg 1470

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 05 day of June A.D., 2026, at 10:52 o'clock AM. Recorded in Book 2026 on Page 1470

County Clerk

Fee: $10.00 By: AS Deputy
Electronically Recorded

Central Nebraska Title & Escrow, LLC.
4503 2nd Avenue, Suite 104
Kearney, NE 68847

WARRANTY DEED

Jerry J. Studnicka and Suellen Studnicka, husband and wife, GRANTOR, in consideration of One Dollar and other good and valuable consideration received from **Carson Lee Davis, GRANTEE, hereby conveys to GRANTEE,** the following described real estate (as defined in Neb. Rev. Stat. §76-201):

Part of the Northwest Quarter of the Northeast Quarter of Section 15, Township 1 North, Range 11 West of the 6th P.M., Webster County, Nebraska, lying South of River Road

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 encumbrance; except easements, reservations, covenants and restrictions visible and of record;
2) has legal power and lawful authority to convey the same; and
3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed this 3 day of June, 2026.

Jerry J. Studnicka

Suellen Studnicka

STATE OF NEBRASKA

COUNTY OF Buffalo

The foregoing instrument was acknowledged before me on June 3, 2026 by Jerry J. Studnicka and Suellen Studnicka, husband and wife.

Notary Public

My commission expires 5-28-2028

GENERAL NOTARY - State of Nebraska
LANA J. BURNETT
My Comm. Exp. May 28, 2028

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code		
91	2026	1408	6/3/2026	Base: 91-0002	Affiliated:	Unified:

Location ID	Sale Number	Useability & Code #	
000105201	132	1	

Date of Sale Assessed Value		
Land	Improvements	Total
1,315	51,950	53,265

Assessor Location: RED CLOUD (RC)

Parcel Number

GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
4371			00	0	10005		007	0000

Date of Sale Property Classification Code

Status	Property Type	Zoning	Location	City Size	Parcel Size
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. : 2,581	Floor Sq. Ft. :
Building Cost New:	Cost : 309,245	Cost :
Single Family Style: 101	Residential Condition: 20	Commercial Occupancy Code:
(100) ☐ Mobile Home	(10) ☐ Worn Out	Primary: Other1: Other2:
(101) ☒ One Story	(20) ☒ Badly Worn	Commercial Construction Class:
(102) ☐ Two Story	(30) ☐ Average	(1) ☐ Fireproof Structural Steel Frame
(103) ☐ Split Level	(40) ☐ Good	(2) ☐ Reinforced Concrete Frame
(104) ☐ 1 1/2 Story	(50) ☐ Very Good	(3) ☐ Masonry Bearing Walls
(111) ☐ Bi-Level	(60) ☐ Excellent	(4) ☐ Wood or Steel Framed Ext. Walls
(106) ☐ Other		(5) ☐ Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) ☐ Pole Frame
(301) ☐ One Story	(10) ☐ Low	Cost Rank: / Condition:
(302) ☐ Two Story	(20) ☐ Fair	(10) ☐ Low / (10) ☐ Worn Out
(307) ☐ 1 1/2 Story	(30) ☒ Average	(20) ☐ Average / (20) ☐ Badly Worn
(308) ☐ Split Level	(40) ☐ Good	(30) ☐ Above Average / (30) ☐ Average
(309) ☐ 2 1/2 Story	(50) ☐ Very Good	(40) ☐ High / (40) ☐ Good
(304) ☐ One Story Duplex	(60) ☐ Excellent	(50) ☐ Very Good
(305) ☐ Two Story Duplex		(60) ☐ Excellent

Assessor's Adjustment to Sale Price (+ or -):

Assessor Comments and Reason for Adjustment:

WD

Comments from **Comments:**

(Continue on back)

30480

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

132

• 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.

FORM **521**

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
Webster	91	Mo. 06 Day 03 Yr. 2026	Mo. 06 Day 03 Yr. 2026

5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller): Ira Jay Towell and Linea Bonham	Grantee's Name (Buyer): Republican Valley Rentals, LLC
Street or Other Mailing Address: 640 N Cedar St	Street or Other Mailing Address: 209 W 4th Ave
City: Red Cloud; State: NE; Zip Code: 68970	City: Red Cloud; State: NE; Zip Code: 68970
Phone Number: 308-627-7760	Phone Number: 520-419-4899; Is the grantee a 501(c)(3) organization? ☐ Yes ☑ No; If Yes, is the grantee a 509(a) foundation? ☐ Yes ☑ No
Email Address: n/a	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)
☑ Improved	☑ Single Family	☐ Industrial	☐ Mineral Interests-Nonproducing	☐ State Assessed	☐ Mobile Home
☐ Unimproved	☐ Multi-Family	☐ Agricultural	☐ Mineral Interests-Producing	☐ Exempt	
☐ IOLL	☐ Commercial	☐ 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) ____

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? 42,910

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

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

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

18 Address of Property
640 N Cedar St
Red Cloud, NE 68970
18a ☐ No address assigned **18b** ☐ Vacant land

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

20 Legal Description (Attach additional pages, if needed.)
The West Seventy-one feet (W71') of Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Seven (7), Original Town of Red Cloud, Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed	22	$ 35,000.00
23 Was non-real property included in the purchase? ☐ Yes ☑ 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	$ 35,000.00

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

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

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

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

sign here

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

K McC — Signature of Grantee or Authorized Representative — Attorney Title — 06/03/2026 Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. 6 Day 4 Yr. 26	**29** Value of Stamp or Exempt Number $ 81.20	**30** Recording Data BK2026, Pg 1408	

Nebraska Department of Revenue
Form No. 96-269-2008 8-2025 Rev. Supersedes 96-269-2008 7-2024

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

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

BOOK 2026 PAGE 1408

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 4 day of June A.D., 20 26, at 10:17 o'clock a M. Recorded in Book 2026 on Page 1408

Rebecca Haug County Clerk

10.00 AD Deputy

Ind___Comp___Assessor___Carded___

NEBRASKA DOCUMENTARY STAMP TAX
Date 6-4-26
$ 81.20 By AD

WARRANTY DEED

Ira Jay Towell and Linea Bonham, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS ($1.00) receipt of which is hereby acknowledged, conveys to Republican Valley Rentals, LLC, a Nebraska limited liability company, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Seventy-one feet (W71') of Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Seven (7), Original Town of 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 June 3rd, 2026.

Ira Jay Towell

Linea Bonham

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June 3rd, 2026, by Ira Jay Towell and Linea Bonham, husband and wife.

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

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date
91	2026	1381	5/26/2026

School District Code		
Base: 91-0074	Affiliated:	Unified:

Location ID	Sale Number	Useability & Code #	
000325102	131	1	

Date of Sale Assessed Value		
Land	Improvements	Total
7,940	177,800	185,740

Assessor Location: BLUE HILL (BH)

Parcel Number

GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
4133			00	0	20030		005	0000

Date of Sale Property Classification Code

Status	Property Type	Zoning	Location	City Size	Parcel Size
A) 1	B) 01	C) 1	D) 1	E) 6	F) 2

	Residential	Commercial
Multiple Improvements:	Multiple. Improvements. :	Multiple. Improvements. :
Construction Date:	Construction Date : 2001	Construction Date :
Floor:	Floor Sq. Ft. : 1,852	Floor Sq. Ft. :
Building Cost New:	Cost : 284,395	Cost :
Single Family Style: 101	Residential Condition: 25	Commercial Occupancy Code:
(100) ☐ Mobile Home	(10) ☐ Worn Out	Primary: Other1: Other2:
(101) ☒ One Story	(20) ☒ Badly Worn	Commercial Construction Class:
(102) ☐ Two Story	(30) ☒ Average	(1) ☐ Fireproof Structural Steel Frame
(103) ☐ Split Level	(40) ☐ Good	(2) ☐ Reinforced Concrete Frame
(104) ☐ 1 1/2 Story	(50) ☐ Very Good	(3) ☐ Masonry Bearing Walls
(111) ☐ Bi-Level	(60) ☐ Excellent	(4) ☐ Wood or Steel Framed Ext. Walls
(106) ☐ Other		(5) ☐ Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 20	(6) ☐ Pole Frame
(301) ☐ One Story	(10) ☐ Low	Cost Rank: / Condition:
(302) ☐ Two Story	(20) ☒ Fair	(10) ☐ Low / (10) ☐ Worn Out
(307) ☐ 1 1/2 Story	(30) ☐ Average	(20) ☐ Average / (20) ☐ Badly Worn
(308) ☐ Split Level	(40) ☐ Good	(30) ☐ Above Average / (30) ☐ Average
(309) ☐ 2 1/2 Story	(50) ☐ Very Good	(40) ☐ High / (40) ☐ Good
(304) ☐ One Story Duplex	(60) ☐ Excellent	(50) ☐ Very Good
(305) ☐ Two Story Duplex		(60) ☐ Excellent

Assessor's Adjustment to Sale Price (+ or -):

Assessor Comments and Reason for Adjustment:

WD

Comments from **Comments:**

000325102 000325000

(Continue on back)

8580
8570

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

131

• 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.

FORM **521**

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
Webster	71	Mo. 5 Day 26 Yr. 2026	Mo. 5 Day 22 Yr. 2026

5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) **DARREN W GAEDE and JENNIFER R GAEDE**	Grantee's Name (Buyer) **TORI J. SCHOOF**
Street or Other Mailing Address **700 East 6th St #121**	Street or Other Mailing Address **511 B ST**
City: **Hays** State: **Kansas** Zip Code: **67601**	City: **Ruskin** State: **Nebraska** Zip Code: **68974**
Telephone Number **(402) 469-2671**	Phone Number **(402) 621-0087** Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No
Email Address **88dawg@gmail.com**	Email Address **torischoof2000@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)
☒ Improved	☒ Single Family	☐ Industrial	☐ Mineral Interests-Nonproducing	☐ State Assessed	☐ Mobile Home
☐ Unimproved	☐ Multi-Family	☐ Agricultural	☐ Mineral Interests-Producing	☐ Exempt	
☐ IOLL	☐ Commercial	☐ 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 (IRC § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☒ No

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

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

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

13 Was the transfer between relatives, or if to a trustee, are the 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 (Explain) _____
☐ 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?
$255,000.00

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
Charter Title & Escrow Services Inc.

18 Address of Property
1005 W Maple St
Blue Hill, NE 68930
18a ☐ No address assigned **18b** ☐ Vacant Land

19 Name and Address of Person to Whom Tax Statement Should be Sent
TORI J. SCHOOF
1005 W Maple St
Blue Hill, NE 68930

20 Legal Description
LOT 1, BLOCK 5, SWEEZY'S ADDITION TO BLUE HILL, WEBSTER COUNTY, NEBRASKA, AND

LOTS 2,3 AND THE EAST HALF (E1/2) OF LOT 4, BLOCK 5, SWEEZYS ADDITION TO BLUE HILL, WEBSTER COUNTY, NEBRASKA.

21 If agricultural, list total number of acres _____ .

22 Total purchase price, including any liabilities assumed	22	$255,000.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.)	23	$0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	$255,000.00

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

► **TORI J. SCHOOF** — Print or Type Name of Grantee or Authorized Representative — **(402) 621-0087** Phone Number

► Tori J Schoof — Signature of Grantee or Authorized Representative: Tori J. Schoof — Grantee Title — 5/26/2026 Date

Register of Deeds' Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. 6 Day 4 Yr. 26	29 Value of Stamp or Exempt Number $ 591.60	30 Recording Data BK2026, Pg 1381	

Nebraska Department of Revenue
Form No. 96-269-2008 8-2025 Rev. Supersedes 96-269-2008 7-2024

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

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

State of Webster } ss.
County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 4 day of June A.D., 2026, at 8:25 o'clock a M. Recorded in Book 2026 on Page 1381-1382

Abbey Haug County Clerk

16.00 Deputy

Ind___ Comp___ Assessor___ Carded___

NEBRASKA DOCUMENTARY STAMP TAX
Date 6-4-26
$ 591.60 By KD

AFTER RECORDING RETURN TO:
Charter Title & Escrow Services Inc.
747 N. Burlington Avenue
Hastings, NE 68901
(402) 463-6788

WARRANTY DEED

DARREN W GAEDE, a single person and JENNIFER R GAEDE, a single person, GRANTORS, in consideration of Two Dollars ($2.00) and other good and valuable consideration received from GRANTEE convey to GRANTEE

TORI J. SCHOOF, a single person,

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

LOT 1, BLOCK 5, SWEEZY'S ADDITION TO BLUE HILL, WEBSTER COUNTY, NEBRASKA, AND

LOTS 2,3 AND THE EAST HALF (E1/2) OF LOT 4, BLOCK 5, SWEEZYS ADDITION TO BLUE HILL, WEBSTER COUNTY, NEBRASKA.

GRANTORS covenants with GRANTEE that GRANTORS:

(1) is lawfully seised of such real estate, that it is free from encumbrances, except easements, restrictions and reservations of records, and subject to all regular taxes and special assessments;

(2) has legal power and lawful authority to convey the same;

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

Executed this 22 **day of May, 2026.**

Darren W Gaede
DARREN W GAEDE

Jennifer R Gaede
JENNIFER R GAEDE

STATE OF **NEBRASKA**
COUNTY OF ADAMS

The foregoing instrument was acknowledged before me this 22 day of May, 2026 **DARREN W GAEDE, a single person and JENNIFER R GAEDE, a single person, joint tenants with right of survivorship .**

Sara A. Schutte
Notary Public Sara A. Schutte

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

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date
91	2026	1370	6/3/2026

School District Code		
Base: 91-0002	Affiliated:	Unified:

Location ID	Sale Number	Useability & Code #	
000701000	130	4	05

Date of Sale Assessed Value		
Land	Improvements	Total
12,980	1,770	14,750

Assessor Location: INAVALE (INA)

Parcel Number

GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
4369			00	0	60010		001	0000

Date of Sale Property Classification Code

Status	Property Type	Zoning	Location	City Size	Parcel Size
A) 1	B) 01	C) 1	D) 3	E) 9	F) 3

	Residential	Commercial
Multiple Improvements:	Multiple. Improvements. :	Multiple. Improvements. :
Construction Date:	Construction Date : 1966	Construction Date :
Floor:	Floor Sq. Ft. : 460	Floor Sq. Ft. :
Building Cost New:	Cost : 30,035	Cost :
Single Family Style: 100	Residential Condition: 10	Commercial Occupancy Code:
(100) ☒ Mobile Home	(10) ☒ Worn Out	Primary: Other1: Other2:
(101) ☐ One Story	(20) ☐ Badly Worn	Commercial Construction Class:
(102) ☐ Two Story	(30) ☐ Average	(1) ☐ Fireproof Structural Steel Frame
(103) ☐ Split Level	(40) ☐ Good	(2) ☐ Reinforced Concrete Frame
(104) ☐ 1 1/2 Story	(50) ☐ Very Good	(3) ☐ Masonry Bearing Walls
(111) ☐ Bi-Level	(60) ☐ Excellent	(4) ☐ Wood or Steel Framed Ext. Walls
(106) ☐ Other		(5) ☐ Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 10	(6) ☐ Pole Frame
(301) ☐ One Story	(10) ☒ Low	Cost Rank: / Condition:
(302) ☐ Two Story	(20) ☐ Fair	(10) ☐ Low / (10) ☐ Worn Out
(307) ☐ 1 1/2 Story	(30) ☐ Average	(20) ☐ Average / (20) ☐ Badly Worn
(308) ☐ Split Level	(40) ☐ Good	(30) ☐ Above Average / (30) ☐ Average
(309) ☐ 2 1/2 Story	(50) ☐ Very Good	(40) ☐ High / (40) ☐ Good
(304) ☐ One Story Duplex	(60) ☐ Excellent	(50) ☐ Very Good
(305) ☐ Two Story Duplex		(60) ☐ Excellent

Assessor's Adjustment to Sale Price (+ or -):

Assessor Comments and Reason for Adjustment:

WD; TRANSFER BETWEEN COUSINS

Comments from **Comments:**

000701000 002206100

(Continue on back)

23000
709415

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

130

• 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.

FORM **521**

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. 6 Day 3 Yr. 2026
4 Date of Deed: Mo. 5 Day 20 Yr. 2026

5 Grantor's Name, Address, and Telephone (Please Print)

Grantor's Name (Seller): Jennifer Cottrell
Street or Other Mailing Address: 15934 E Rice Place #A
City: Aurora State: CO Zip Code: 80015
Phone Number: 720-425-3078
Email Address: n/a

6 Grantee's Name, Address, and Telephone (Please Print)

Grantee's Name (Buyer): William Deisley
Street or Other Mailing Address: 778 Road 1600
City: Red Cloud State: NE Zip Code: 68970
Phone Number: 402-705-0849
Is the grantee a 501(c)(3) organization? ☐ Yes ☑ No
If Yes, is the grantee a 509(a) foundation? ☐ Yes ☑ No
Email Address: n/a

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

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

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 cousins
☐ 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?
11655.00

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
land

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 7+-.

22 Total purchase price, including any liabilities assumed	22	$ 0.00
23 Was non-real property included in the purchase? ☐ Yes ☑ 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 _____.

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

William Deisley
Print or Type Name of Grantee or Authorized Representative

Phone Number

William B Deisley
Signature of Grantee or Authorized Representative

Grantee
Title

6/ /2026
Date

Register of Deed's Use Only

28 Date Deed Recorded	29 Value of Stamp or Exempt Number	30 Recording Data	For Dept. Use Only
Mo. 6 Day 3 Yr. 26	$ 27.84	BK 2026, Pg 1370	

Nebraska Department of Revenue
Form No. 96-269-2008 8-2025 Rev. Supersedes 96-269-2008 7-2024

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

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

BOOK 2026 PAGE 1370

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 3rd day of June A.D., 2026, at 9:32 o'clock A M. Recorded in Book 2026 on Page 1370

Abbey Haring County Clerk

$10.00 Deputy

Ind___Comp___Assessor___Carded___

NEBRASKA DOCUMENTARY STAMP TAX
Date 6/3/2026
$21.84 By CH

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

WARRANTY DEED

Jennifer Cottrell, a single person, Grantor, in consideration of ONE DOLLAR ($1.00) and other valuable consideration received from Grantee, William Deisley, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1), Two (2), Three (3) and Four (4), Block One (1), Sawyer's Addition to Inavale, Webster County, Nebraska; and

All that portion of Lot Two (2) in the Northwest Quarter (NW1/4) of Section Two (2), Township One (1) North, Range Twelve (12), lying West of the East bank of Spring Creek, also known as the West six (6) acres of said Lot, all West of the 6th P.M., Webster County, Nebraska

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

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

Executed May 20, 2026.

Jennifer Cottrell

STATE OF COLORADO)
) ss.
COUNTY OF Arapahoe

The foregoing instrument was acknowledged before me on May 20th, 2026 by Jennifer Cottrell, a single person.

Notary Public

ELIJAH CHEA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20254033742
MY COMMISSION EXPIRES 09/08/2029

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date
91	2026	1367	6/2/2026

School District Code		
Base: 91-0002	Affiliated:	Unified:

Location ID	Sale Number	Useability & Code #	
000152000	129	1	

Parcel Number								
GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
4491			00	0	10060		001	0000

Date of Sale Assessed Value		
Land	Improvements	Total
5,060	27,500	32,560

Assessor Location: RED CLOUD (RC)

Date of Sale Property Classification Code					
Status	Property Type	Zoning	Location	City Size	Parcel Size
A) 1	B) 01	C) 1	D) 1	E) 6	F) 3

	Residential	Commercial
Multiple Improvements:	Multiple. Improvements. :	Multiple. Improvements. :
Construction Date:	Construction Date : 1971	Construction Date :
Floor:	Floor Sq. Ft. : 1,792	Floor Sq. Ft. :
Building Cost New:	Cost : 244,095	Cost :
Single Family Style: 101	Residential Condition: 10	Commercial Occupancy Code:
(100) ☐ Mobile Home	(10) ☒ Worn Out	Primary: Other1: Other2:
(101) ☒ One Story	(20) ☐ Badly Worn	Commercial Construction Class:
(102) ☐ Two Story	(30) ☐ Average	(1) ☐ Fireproof Structural Steel Frame
(103) ☐ Split Level	(40) ☐ Good	(2) ☐ Reinforced Concrete Frame
(104) ☐ 1 1/2 Story	(50) ☐ Very Good	(3) ☐ Masonry Bearing Walls
(111) ☐ Bi-Level	(60) ☐ Excellent	(4) ☐ Wood or Steel Framed Ext. Walls
(106) ☐ Other		(5) ☐ Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 20	(6) ☐ Pole Frame
(301) ☐ One Story	(10) ☐ Low	Cost Rank: / Condition:
(302) ☐ Two Story	(20) ☒ Fair	(10) ☐ Low / (10) ☐ Worn Out
(307) ☐ 1 1/2 Story	(30) ☐ Average	(20) ☐ Average / (20) ☐ Badly Worn
(308) ☐ Split Level	(40) ☐ Good	(30) ☐ Above Average / (30) ☐ Average
(309) ☐ 2 1/2 Story	(50) ☐ Very Good	(40) ☐ High / (40) ☐ Good
(304) ☐ One Story Duplex	(60) ☐ Excellent	(50) ☐ Very Good
(305) ☐ Two Story Duplex		(60) ☐ Excellent

Assessor's Adjustment to Sale Price (+ or -):

Assessor Comments and Reason for Adjustment:

JTWD

Comments from **Comments:**

(Continue on back)

38130

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

129

• 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.

FORM **521**

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. 6 Day 2 Yr. 26
4 Date of Deed: Mo. 5 Day 28 Yr. 26

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller): Van Beber Properties, LLC
Street or Other Mailing Address: 1132 Bumps River Road
City: Centerville State: MA Zip Code: 02632
Phone Number: 785-338-1707
Email Address: n/a

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer): Charles E. Lewis and Barbra J. Lewis
Street or Other Mailing Address: 327 W 3rd Ave
City: Red Cloud State: NE Zip Code: 68970
Phone Number: 402-768-8291
Is the grantee a 501(c)(3) organization? ☐ Yes ☑ No
If Yes, is the grantee a 509(a) foundation? ☐ Yes ☑ No
Email Address: n/a

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

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

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? 20,740

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
221 S Cedar St
Red Cloud, NE 68970
18a ☐ No address assigned **18b** ☐ Vacant land

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

20 Legal Description (Attach additional pages, if needed.)
Lots Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25) and Twenty-six (26), Block One (1), Jackson's Addition to Red Cloud, Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed	22	$ 21,000.00
23 Was non-real property included in the purchase? ☐ Yes ☑ 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	$ 21,000.00

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

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

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

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

sign here
Kory McCracken — Print or Type Name of Grantee or Authorized Representative — (402) 746-3613 Phone Number
Signature of Grantee or Authorized Representative — Attorney Title — 6/2/26 Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded: Mo. 6 Day 2 Yr. 26	**29** Value of Stamp or Exempt Number: $ 48.72	**30** Recording Data: BK2026, Pg 1367	

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

BOOK 2026 PAGE 1367

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 2 day of June A.D., 20 26, at 11:09 o'clock a M. Recorded in Book 2026 on Page 1367

Abby Haig County Clerk

10.00 0 0 AS Deputy

Ind___Comp___Assessor___Carded___

NEBRASKA DOCUMENTARY STAMP TAX
Date 6-2-26
$ 48.72 By AS

JOINT TENANCY WARRANTY DEED

Van Beber Properties, LLC, a Colorado limited liability company, GRANTOR, in consideration of ONE AND NO/100 DOLLARS ($1.00) receipt of which is hereby acknowledged, conveys to Charles E. Lewis and Barbra J. Lewis, husband and wife, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25) and Twenty-six (26), Block One (1), Jackson'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 May 28, 2026.

Van Beber Properties, LLC

Charles R. Van Beber

Charles R. Van Beber, Member

STATE OF MASSACHUSETTS, COUNTY OF barnstable) ss.

The foregoing instrument was acknowledged before me on May 28, 2026, Charles R. Van Beber, Member, on behalf of Van Beber Properties, LLC, a Colorado limited liability company.

VISHAL VIHOL MY COMMISSION EXPIRES MAR 13 2031 COMMONWEALTH OF MASSACHUSETTS NOTARY PUBLIC

Comm. expires

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

Notary Public

VISHAL VIHOL MY COMMISSION EXPIRES MAR 13 2031 COMMONWEALTH OF MASSACHUSETTS NOTARY PUBLIC

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date
91	2026	1353	6/1/2026

School District Code		
Base: 91-0002	Affiliated:	Unified:

Location ID	Sale Number	Useability & Code #	
000132300	127	1	

Date of Sale Assessed Value		
Land	Improvements	Total
3,210	93,120	96,330

Assessor Location: RED CLOUD (RC)

Parcel Number								
GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
4371			00	0	10020		020	0000

Date of Sale Property Classification Code					
Status	Property Type	Zoning	Location	City Size	Parcel Size
A) 1	B) 01	C) 1	D) 1	E) 6	F) 2

	Residential	Commercial
Multiple Improvements:	Multiple. Improvements. :	Multiple. Improvements. :
Construction Date:	Construction Date : 1880	Construction Date :
Floor:	Floor Sq. Ft. : 1,324	Floor Sq. Ft. :
Building Cost New:	Cost : 200,255	Cost :
Single Family Style: 101	Residential Condition: 30	Commercial Occupancy Code:
(100) ☐ Mobile Home	(10) ☐ Worn Out	Primary: Other1: Other2:
(101) ☒ One Story	(20) ☐ Badly Worn	Commercial Construction Class:
(102) ☐ Two Story	(30) ☒ Average	(1) ☐ Fireproof Structural Steel Frame
(103) ☐ Split Level	(40) ☐ Good	(2) ☐ Reinforced Concrete Frame
(104) ☐ 1 1/2 Story	(50) ☐ Very Good	(3) ☐ Masonry Bearing Walls
(111) ☐ Bi-Level	(60) ☐ Excellent	(4) ☐ Wood or Steel Framed Ext. Walls
(106) ☐ Other		(5) ☐ Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) ☐ Pole Frame
(301) ☐ One Story	(10) ☐ Low	Cost Rank: / Condition:
(302) ☐ Two Story	(20) ☐ Fair	(10) ☐ Low / (10) ☐ Worn Out
(307) ☐ 1 1/2 Story	(30) ☒ Average	(20) ☐ Average / (20) ☐ Badly Worn
(308) ☐ Split Level	(40) ☐ Good	(30) ☐ Above Average / (30) ☐ Average
(309) ☐ 2 1/2 Story	(50) ☐ Very Good	(40) ☐ High / (40) ☐ Good
(304) ☐ One Story Duplex	(60) ☐ Excellent	(50) ☐ Very Good
(305) ☐ Two Story Duplex		(60) ☐ Excellent

Assessor's Adjustment to Sale Price (+ or -):

Assessor Comments and Reason for Adjustment:

WD

Comments from **Comments:**

(Continue on back)

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

127

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	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
Webster	91	Mo. 06 Day 01 Yr. 2026	Mo. 06 Day 01 Yr. 2026

5 Grantor's Name, Address, and Telephone (Please Print)

Grantor's Name (Seller): Roger L. Kinkade and Paula M. Kinkade
Street or Other Mailing Address: 118 S Webster Street
City: Red Cloud State: NE Zip Code: 68970
Phone Number: (402)621-0314
Email Address: paulakinkade@yahoo.com

6 Grantee's Name, Address, and Telephone (Please Print)

Grantee's Name (Buyer): BRH Holdings, LLC, a Nebraska Limited Liability Company
Street or Other Mailing Address: 406 E 7th Ave.
City: Red Cloud State: NE Zip Code: 68970
Phone Number: (402)746-0433
Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No
If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No
Email Address: hobbs_ben@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)
☒ Improved	☒ Single Family	☐ Industrial	☐ Mineral Interests-Nonproducing	☐ State Assessed	☐ Mobile Home
☐ Unimproved	☐ Multi-Family	☐ Agricultural	☐ Mineral Interests-Producing	☐ Exempt	
☐ IOLL	☐ Commercial	☐ Recreational			

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

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

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

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

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

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? $40,000.00

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

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

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

18 Address of Property: 1045 N Webster Street, 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
BRH Holdings, LLC, a Nebraska Limited Liability Company
406 E 7th Ave.
Red Cloud, NE 68970

20 Legal Description (Attach additional pages, if needed.)
Lots 1 - 5, Block 20, 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	$ 40,000 00
23 Was non-real property included in the purchase? ☐ Yes ☒ 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	$ 40,000 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

▶ Benjamin R. Hobbs, sole member of BRH Holdings, LLC, a Nebraska Limited Liability Company — (402)746-0433
Print or Type Name of Grantee or Authorized Representative — Phone Number

▶ Benjamin R. Hobbs — Grantee — 06/01/2026
Signature of Grantee or Authorized Representative — Title — Date

Register of Deed's Use Only

28 Date Deed Recorded	29 Value of Stamp or Exempt Number	30 Recording Data	For Dept. Use Only
Mo. 6 Day 1 Yr. 26	$ 92.80	BK2026, Pg 1353	

Nebraska Department of Revenue
Form No. 98-269-2008 8-2025 Rev. Supersedes 96-269-2008 7-2024
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

2026 Jun 01 02:51 PM 92.80 Book 2026 Page 1353

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY STAMP TAX
Date: 06/01/26
$ 92.80 By AS

Bk 2026, Pg 1353

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 June A.D., 2026, at 02:51 o'clock PM. Recorded In Book 2026 on Page 1353
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

ROGER L. KINKADE and PAULA M. KINKADE, husband and wife, GRANTORS, in consideration of ONE DOLLAR OR OTHER VALUABLE CONSIDERATION received from GRANTEE, BRH HOLDINGS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, convey to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. §76-201):

Lots One (1), Two (2), Three (3), Four (4) and Five (5), Block Twenty (20), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska, EXCEPT that portion conveyed to The State of Nebraska, Department of Transportation, recorded October 22, 2025, in Book 2024 at page 2404.

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 1st day of June 2026.

Roger L. Kinkade

Paula M. Kinkade

STATE OF NEBRASKA)
)ss.
COUNTY OF ~~NUCKOLLS~~ Webster)
ss

The foregoing instrument was acknowledged before me by Roger L. Kinkade and Paula M. Kinkade, husband and wife, on the 1st day of June 2026.

GENERAL NOTARY - State of Nebraska
JENNIFER M. JENSEN
My Comm. Exp. June 19, 2026

Public Notary Signature

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

(SEAL)

Agricultural Land
Sales Worksheet

Cnty No.	Book	Page	Sale Date
91	2026	1365	6/2/2026

School District Code		
Base: 91-0002	Affiliated:	Unified:

Location ID	Sale Number	Useability & Code #	
001810400	128	1	

Parcel Number								
GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
4491	1	11	25	1	00000	1	000	8050

Date of Sale Assessed Value		
Land	Improvements	Total
230,770		230,770
	Irrigation Type:	

Date of Sale Property Classification Code					
Status	Property Type	Zoning	Location	City Size	Parcel Size
A) 2	B) 05	C) 5	D) 3	E) 0	F) 9

LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:
IRRIGATED 1A1			GRASSLAND 1G1	75.120	128,830
1A			1G	1.980	3,395
2A1			2G1	56.370	87,655
2A			2G	4.090	6,360
3A1			3G1	3.030	4,530
3A			3G		
4A1			4G1		
4A			4G		
DRYLAND 1D1			Shelterbelt/Timber		
1D			Accretion		
2D1			Waste		
2D			Other		
3D1			AG LAND TOTAL	140.590	230,770
3D			Roads	1.380	
4D1			Farm Sites		
4D			Home Sites		
			Recreation		
Dwellings			Other		
Outbuildings			Non-AG TOTAL	1.380	

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:

Assessor Comments and Reason for Adjustment:

WD

Comments from	Comments:

(Continue on back)

68050

128

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM 521

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

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

1 County Name: Webster - 91
2 County Number:
3 Date of Sale/Transfer: Mo. 06 Day 02 Yr. 2026
4 Date of Deed: Mo. 06 Day 02 Yr. 2026

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller): Jonathan B Schriner
Street or Other Mailing Address: 125 N Franklin St.
City: Red Cloud State: NE Zip Code: 68970
Phone Number: 402.746.4308
Email Address: NA

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer): Gary L Shipman and Darylnn S Shipman
Street or Other Mailing Address: 1149 Rd F
City: Red CLoud State: NE Zip Code: 68970
Phone Number: 402.746.4031
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)
☐ Improved	☐ Single Family	☐ Industrial	☐ Mineral Interests-Nonproducing	☐ State Assessed	☐ Mobile Home
☑ Unimproved	☐ Multi-Family	☑ Agricultural	☐ Mineral Interests-Producing	☐ Exempt	
☐ IOLL	☐ Commercial	☐ 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) ____

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? 499,695.00

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

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

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

18 Address of Property
18a ☑ No address assigned 18b ☑ Vacant land

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

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

21 If agricultural, list total number of acres transferred in this transaction 142+/-.

22 Total purchase price, including any liabilities assumed	22	$ 499,695.00
23 Was non-real property included in the purchase? ☐ Yes ☑ 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	$ 499,695.00

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
Gary L Shipman or Darylnn S Shipman — Print or Type Name of Grantee or Authorized Representative — 402.746.4031 Phone Number
Signature of Grantee or Authorized Representative — Grantee Title — 6.2.26 Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. 6 Day 2 Yr. 26	29 Value of Stamp or Exempt Number $ 1160.00	30 Recording Data BK2026, Pg 1365	

Nebraska Department of Revenue
Form No. 96-269-2008 8-2025 Rev. Supersedes 96-269-2008 7-2024
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

2026 Jun 02 10:53 AM 1160.00 Book 2026 Page 1365

EXHIBIT A

Legal Description:

The Northeast Quarter (NE1/4) of Section Twenty-five (25), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska EXCEPT a tract being more particularly described as follows:

Beginning at the N1 /4 Corner said Section 25, thence S 00°00'51" W (all bearings contained herein relative thereto), on the West line of said NE1/4, 852.00 feet, Thence N 89°31'34" E, 809.95, Thence N 00°00'51" E, 852.00 feet to a point on the North line of said NE1/4; Thence S 89°31'34" W, 809.95 feet to the Point of Beginning.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY STAMP TAX
Date: 06/02/26
$1160.00 By AS

Bk 2026, Pg 1365

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 02 day of June A.D., 2026, at 10:53 o'clock AM. Recorded in Book 2026 on Pages 1365-1366

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

Jonathan B Schriner, a single person

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

Gary L Shipman and Darylnn S Shipman

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

The Northeast Quarter (NE1/4) of Section Twenty-five (25), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska EXCEPT a tract being more particularly described as follows:

Beginning at the N1 /4 Corner said Section 25, thence S 00°00'51" W (all bearings contained herein relative thereto), on the West line of said NE1/4, 852.00 feet, Thence N 89°31'34" E, 809.95, Thence N 00°00'51" E, 852.00 feet to a point on the North line of said NE1/4; Thence S 89°31'34" W, 809.95 feet to the Point of Beginning.

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

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

Executed this 2nd day of JUNE, 2026.

Jonathan B Schriner

STATE OF NEBRASKA

COUNTY OF WEBSTER

Signed and sworn to before me the 2nd of June, 2026, by Jonathan B Schriner, a single person.

Cori Malone

Notary Public

Affix stamp/seal:

GENERAL NOTARY - State of Nebraska
CORI MALONE
My Comm. Exp. July 12, 2028

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date
91	2026	1348	5/30/2026

School District Code		
Base: 91-0002	Affiliated:	Unified:

Location ID	Sale Number	Useability & Code #	
000702700	126	4	05

Date of Sale Assessed Value

Land	Improvements	Total
830	11,835	12,665

Assessor Location: INAVALE (INA)

Parcel Number

GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
4369			00	0	60005		002	0000

Date of Sale Property Classification Code

Status	Property Type	Zoning	Location	City Size	Parcel Size
A) 1	B) 01	C) 5	D) 3	E) 9	F) 3

	Residential	Commercial
Multiple Improvements:	Multiple. Improvements. :	Multiple. Improvements. :
Construction Date:	Construction Date : 1910	Construction Date :
Floor:	Floor Sq. Ft. : 1,178	Floor Sq. Ft. :
Building Cost New:	Cost : 163,275	Cost :
Single Family Style: 101	Residential Condition: 10	Commercial Occupancy Code:
(100) ☐ Mobile Home	(10) ☒ Worn Out	Primary: Other1: Other2:
(101) ☒ One Story	(20) ☐ Badly Worn	Commercial Construction Class:
(102) ☐ Two Story	(30) ☐ Average	(1) ☐ Fireproof Structural Steel Frame
(103) ☐ Split Level	(40) ☐ Good	(2) ☐ Reinforced Concrete Frame
(104) ☐ 1 1/2 Story	(50) ☐ Very Good	(3) ☐ Masonry Bearing Walls
(111) ☐ Bi-Level	(60) ☐ Excellent	(4) ☐ Wood or Steel Framed Ext. Walls
(106) ☐ Other		(5) ☐ Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) ☐ Pole Frame
(301) ☐ One Story	(10) ☐ Low	Cost Rank: / Condition:
(302) ☐ Two Story	(20) ☐ Fair	(10) ☐ Low / (10) ☐ Worn Out
(307) ☐ 1 1/2 Story	(30) ☒ Average	(20) ☐ Average / (20) ☐ Badly Worn
(308) ☐ Split Level	(40) ☐ Good	(30) ☐ Above Average / (30) ☐ Average
(309) ☐ 2 1/2 Story	(50) ☐ Very Good	(40) ☐ High / (40) ☐ Good
(304) ☐ One Story Duplex	(60) ☐ Excellent	(50) ☐ Very Good
(305) ☐ Two Story Duplex		(60) ☐ Excellent

Assessor's Adjustment to Sale Price (+ or -):

Assessor Comments and Reason for Adjustment:

JTWD; TRANSFER BETWEEN PARENT & CHILD

Comments from **Comments:**

(Continue on back)

23120

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

126

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. 5 Day 30 Yr. 26

4 Date of Deed: Mo. 5 Day 30 Yr. 26

5 Grantor's Name, Address, and Telephone (Please Print)

Grantor's Name (Seller): Samual Webber
Street or Other Mailing Address: 4617 W Thatcher Ln
City: Lincoln State: NE Zip Code: 68528
Phone Number: 4028904882
Email Address: n/a

6 Grantee's Name, Address, and Telephone (Please Print)

Grantee's Name (Buyer): Leslie Webber and Siglinde G. Webber
Street or Other Mailing Address: 402 Maine Ave
City: Inavale State: NE Zip Code: 68952
Phone Number: 9132158327
Is the grantee a 501(c)(3) organization? ☐ Yes ☑ No
If Yes, is the grantee a 509(a) foundation? ☐ Yes ☑ No
Email Address: n/a

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

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

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

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

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

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

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

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?
9,825

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
503 Maine Ave
Inavale, NE 68952
18a ☐ No address assigned **18b** ☐ Vacant land

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

20 Legal Description (Attach additional pages, if needed.)
Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7), Block Two (2), Original Town of Inavale, Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed	22	$ 5,000.00
23 Was non-real property included in the purchase? ☐ Yes ☑ 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	$ 5,000.00

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

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

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

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

sign here

Kory McCracken
Print or Type Name of Grantee or Authorized Representative

(402) 746-3613
Phone Number

Signature of Grantee or Authorized Representative

Attorney
Title

6/1/26
Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded: Mo. 6 Day 1 Yr. 26	**29** Value of Stamp or Exempt Number: $ 11.60	**30** Recording Data: BK2026, Pg 1348	

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

BOOK 2026 PAGE 1348

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 June A.D., 2026, at 12:45 o'clock P.M. Recorded in Book 2026 on Page 1346

Abbey Haring County Clerk.
10.00 AD Deputy

Ind___ Comp___ Assessor___ Carded___

NEBRASKA DOCUMENTARY STAMP TAX
Date 6-1-26
$ 11.60 By AD

JOINT TENANCY WARRANTY DEED

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

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7), Block Two (2), Original Town of Inavale, 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 May 30, 2026.

Samual Webber

STATE OF NEBRASKA, COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me on May 30, 2026, by Samual Webber, a single person.

Comm. expires 6/10/28

Notary Public

Kayla Lahndorf
General Notary, State of Nebraska
My Commission Expires 06/10/2028

Agricultural Land
Sales Worksheet

Cnty No.	Book	Page	Sale Date
91	2026	1332	5/29/2026

School District Code		
Base: 91-0074	Affiliated:	Unified:

Location ID	Sale Number	Useability & Code #	
000340300	125	1	

Parcel Number								
GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
4133			00	0	20065		000	0000

Date of Sale Assessed Value		
Land	Improvements	Total
8,105	351,410	359,515
	Irrigation Type:	

Date of Sale Property Classification Code					
Status	Property Type	Zoning	Location	City Size	Parcel Size
A) 1	B) 01	C) 1	D) 1	E) 6	F) 3

LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:
IRRIGATED 1A1			GRASSLAND 1G1		
1A			1G		
2A1			2G1		
2A			2G		
3A1			3G1		
3A			3G		
4A1			4G1		
4A			4G		
DRYLAND 1D1			Shelterbelt/Timber		
1D			Accretion		
2D1			Waste		
2D			Other		
3D1			AG LAND TOTAL		
3D			Roads		
4D1			Farm Sites		
4D			Home Sites	0.890	8,105
			Recreation		
Dwellings		298,010	Other		
Outbuildings		53,400	Non-AG TOTAL	0.890	8,105

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:

Assessor Comments and Reason for Adjustment:

WD

Comments from	Comments:

(Continue on back)

10200

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

125

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 29 Yr. 2026
4 Date of Deed: Mo. 05 Day 28 Yr. 2026

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller): Nicholas D. Lonowski and Paige Lonowski
Street or Other Mailing Address: 522 North Wilson Street
City: Blue Hill State: NE Zip Code: 68930
Phone Number: N/A
Email Address: nicklonowski@bluehillschools.org

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer): Shane Alexander
Street or Other Mailing Address: 4816 South 167th St.
City: Omaha State: NE Zip Code: 68135-1372
Phone Number: (402) 360-3135
Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No
If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No
Email Address: salexandereds@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)
☒ Improved	☒ Single Family	☐ Industrial	☐ Mineral Interests-Nonproducing	☐ State Assessed	☐ Mobile Home
☐ Unimproved	☐ Multi-Family	☐ Agricultural	☐ Mineral Interests-Producing	☐ Exempt	
☐ IOLL	☐ Commercial	☐ Recreational			

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

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

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

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

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

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

14 What is the current market value of the real property? 265,000.00

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 Advantage Title ☐ No

18 Address of Property: 522 North Wilson Street, Blue Hill, NE 68930
18a ☐ No address assigned 18b ☐ Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Shane Alexander
522 N. Willson St., Blue Hill, NE 68930

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

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

22 Total purchase price, including any liabilities assumed ..... 22 $ 265,000.00
23 Was non-real property included in the purchase? ☐ Yes ☒ 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 $ 265,000.00
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
Shane Alexander
Print or Type Name of Grantee or Authorized Representative
Shane Alexander
Signature of Grantee or Authorized Representative
Grantee
Title
N/A
Phone Number
05/29/26
Date

Register of Deed's Use Only

28 Date Deed Recorded	29 Value of Stamp or Exempt Number	30 Recording Data	For Dept. Use Only
Mo. 6 Day 1 Yr. 26	$ 614.80	BK2026, Pg 1332	

Nebraska Department of Revenue
Form No. 96-269-2008 6-2025 Rev. Supersedes 96-269-2008 7-2024
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

2026 Jun 01 11:23 AM 614.80 Book 2026 Page 1332

EXHIBIT A

Lot 9, Donn's Addition to the Village, now City, of Blue Hill, Webster County, Nebraska, EXCEPT the West 20 feet thereof deeded the City of Blue Hill, Nebraska, for public street or alley, and EXCEPT that portion deeded to the State of Nebraska for road purposes.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY STAMP TAX
Date: 06/01/26
$ 614.80 By AS

Bk 2026, Pg 1332

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 01 day of June A.D., 2026, at 11:23 o'clock AM. Recorded in Book 2026 on Pages 1332-1333

County Clerk

Fee: $16.00 By: AS Deputy
Electronically Recorded

AFTER RECORDING RETURN TO:
Advantage Title Services, LLC
202 West 3rd Street
Grand Island, NE 68803

WARRANTY DEED

Nicholas D. Lonowski, and Paige Lonowski, husband and wife,, GRANTOR, in consideration of One Dollar ($1.00) and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **Shane Alexander, an unmarried person,** GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in the State of Nebraska:

Lot 9, Donn's Addition to the Village, now City, of Blue Hill, Webster County, Nebraska, EXCEPT the West 20 feet thereof deeded the City of Blue Hill, Nebraska, for public street or alley, and EXCEPT that portion deeded to the State of Nebraska for road purposes.

GRANTOR covenants with GRANTEE that GRANTOR:

(1) is lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record;

(2) has legal power and lawful authority to convey the same;

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

Executed this 28th day of May, 2026.

Nicholas D. Lonowski

Nicholas D. Lonowski

Paige Lonowski

Paige Lonowski

STATE OF NEBRASKA
COUNTY OF HALL

The foregoing instrument was acknowledged before me this 28th day of May, 2026, by Nicholas D Lonowski and Paige Lonowski, as husband and wife.

Jenna L Wonch

Signature of person taking acknowledgement
Title or rank Escrow Officer
My Commission Expires: Sept. 29, 2027

GENERAL NOTARY - State of Nebraska
JENNA L WONCH
My Comm. Exp. September 29, 2027

GI-20036

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date
91	2026	1317	5/28/2026

School District Code		
Base: 91-0002	Affiliated:	Unified:

Location ID	Sale Number	Useability & Code #	
000137400	124	1	

Date of Sale Assessed Value		
Land	Improvements	Total
1,970	27,555	29,525

Assessor Location: RED CLOUD (RC)

Parcel Number

GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
4371			00	0	10025		003	0000

Date of Sale Property Classification Code

Status	Property Type	Zoning	Location	City Size	Parcel Size
A) 1	B) 01	C) 1	D) 1	E) 6	F) 2

	Residential	Commercial
Multiple Improvements:	Multiple. Improvements. :	Multiple. Improvements. :
Construction Date:	Construction Date : 1895	Construction Date :
Floor:	Floor Sq. Ft. : 1,158	Floor Sq. Ft. :
Building Cost New:	Cost : 164,030	Cost :
Single Family Style: 104	Residential Condition: 20	Commercial Occupancy Code:
(100) ☐ Mobile Home	(10) ☐ Worn Out	Primary: Other1: Other2:
(101) ☐ One Story	(20) ☒ Badly Worn	Commercial Construction Class:
(102) ☐ Two Story	(30) ☐ Average	(1) ☐ Fireproof Structural Steel Frame
(103) ☐ Split Level	(40) ☐ Good	(2) ☐ Reinforced Concrete Frame
(104) ☒ 1 1/2 Story	(50) ☐ Very Good	(3) ☐ Masonry Bearing Walls
(111) ☐ Bi-Level	(60) ☐ Excellent	(4) ☐ Wood or Steel Framed Ext. Walls
(106) ☐ Other		(5) ☐ Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) ☐ Pole Frame
(301) ☐ One Story	(10) ☐ Low	Cost Rank: / Condition:
(302) ☐ Two Story	(20) ☐ Fair	(10) ☐ Low / (10) ☐ Worn Out
(307) ☐ 1 1/2 Story	(30) ☒ Average	(20) ☐ Average / (20) ☐ Badly Worn
(308) ☐ Split Level	(40) ☐ Good	(30) ☐ Above Average / (30) ☐ Average
(309) ☐ 2 1/2 Story	(50) ☐ Very Good	(40) ☐ High / (40) ☐ Good
(304) ☐ One Story Duplex	(60) ☐ Excellent	(50) ☐ Very Good
(305) ☐ Two Story Duplex		(60) ☐ Excellent

Assessor's Adjustment to Sale Price (+ or -):

Assessor Comments and Reason for Adjustment:

WD

Comments from **Comments:**

(Continue on back)

312210

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

124

• 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.

FORM **521**

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. 5 Day 28 Yr. 26
4 Date of Deed: Mo. 5 Day 20 Yr. 26

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller): Van Beber Properties, LLC
Street or Other Mailing Address: 1132 Bumps River Road
City: Centerville State: MA Zip Code: 02632
Phone Number: 785-338-1707
Email Address: n/a

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer): Republican Valley Rentals, LLC
Street or Other Mailing Address: 209 W 4th Ave
City: Red Cloud State: NE Zip Code: 68970
Phone Number: 520-419-4899
Is the grantee a 501(c)(3) organization? ☐ Yes ☑ No
If Yes, is the grantee a 509(a) foundation? ☐ Yes ☑ No
Email Address: n/a

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

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

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?
24,585

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
530 N Cherry St
Red Cloud, NE 68970
18a ☐ No address assigned **18b** ☐ Vacant land

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

20 Legal Description (Attach additional pages, if needed.)
The South Half (S½) of Lot Eight (8) and all of Lot Nine (9), Block Three (3), LeDuc's Addition to Red Cloud, Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed	22	$ 44,000.00
23 Was non-real property included in the purchase? ☐ Yes ☑ 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	$ 44,000.00

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

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

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

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

sign here
Kory McCracken — Print or Type Name of Grantee or Authorized Representative — (402) 746-3613 Phone Number
Signature of Grantee or Authorized Representative — Attorney Title — 5/28/26 Date

Register of Deed's Use Only

28 Date Deed Recorded	29 Value of Stamp or Exempt Number	30 Recording Data	For Dept. Use Only
Mo. 5 Day 28 Yr. 26	$ 102.08	BK 2026, Pg 1317	

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

BOOK 2026 PAGE 1317

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 28th day of May A.D., 2026, at 12:24 o'clock P M. Recorded in Book 2026 on Page 1317
Abbey Hong County Clerk
$10.00 Deputy
Ind___Comp___Assessor___Carded___

NEBRASKA DOCUMENTARY STAMP TAX
Date 5/26/2026
$ 102.08 By att

WARRANTY DEED

Van Beber Properties, LLC, a Colorado limited liability company, GRANTOR, in consideration of ONE AND NO/100 DOLLARS ($1.00) receipt of which is hereby acknowledged, conveys to Republican Valley Rentals, LLC, a Nebraska limited liability company, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half (S½) of Lot Eight (8) and all of Lot Nine (9), Block Three (3), LeDuc'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 May 20, 2026.

Van Beber Properties, LLC

Charles R. Van Beber

Charles R. Van Beber, Member

STATE OF MASSACHUSETTS, COUNTY OF MA Barnstable ss.

The foregoing instrument was acknowledged before me on May 20, 2026, Charles R. Van Beber, Member, on behalf of Van Beber Properties, LLC, a Colorado limited liability company.

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

Comm. expires _____

Notary Public

VISHAL VIHOL
MY COMMISSION EXPIRES
MAR 13 2031
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC

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

Phone/Fax: (402) 746-3613
KORY:C:\wp\800\REPV_VAN.WD 5/19/26

Agricultural Land
Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code		
91	2026	1240	5/21/2026	Base: 91-0002	Affiliated:	Unified:

Location ID	Sale Number	Useability & Code #	
001904900	123	1	

Parcel Number								
GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
4371	2	11	4	4	00000	1	000	8290

Date of Sale Assessed Value		
Land	Improvements	Total
75,055	38,830	113,885
	Irrigation Type:	

Date of Sale Property Classification Code					
Status	Property Type	Zoning	Location	City Size	Parcel Size
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:

WD

Comments from	Comments:

(Continue on back)

68290

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

123

• 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.

FORM **521**

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
Webster	91	Mo. 05 Day 21 Yr. 2026	Mo. 05 Day 26 Yr. 2026

5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller): Willie J. Mohlman	Grantee's Name (Buyer): Armstrong Family Farms, LLC
Street or Other Mailing Address: 341 E 7th Ave	Street or Other Mailing Address: 1207 Rd 1100
City: Red Cloud State: NE Zip Code: 68970	City: Red Cloud State: NE Zip Code: 68970
Phone Number: 402-879-9052	Phone Number: 402-519-0158 — Is the grantee a 501(c)(3) organization? ☐ Yes ☑ No; If Yes, is the grantee a 509(a) foundation? ☐ Yes ☑ No
Email Address: n/a	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)
☑ Improved	☐ Single Family	☐ Industrial	☐ Mineral Interests-Nonproducing	☐ State Assessed	☐ Mobile Home
☐ Unimproved	☐ Multi-Family	☑ Agricultural	☐ Mineral Interests-Producing	☐ Exempt	
☐ IOLL	☐ Commercial	☐ Recreational			

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

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

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

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

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

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

14 What is the current market value of the real property?
$88,680

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 Rd 1000
Red Cloud, NE 68970
18a ☐ No address assigned **18b** ☐ Vacant land

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

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

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

22 Total purchase price, including any liabilities assumed	22	$ 55,000.00
23 Was non-real property included in the purchase? ☐ Yes ☑ No (**If Yes, enter dollar amount and attach itemized list.**) (see instructions)	23	$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	$ 55,000.00

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

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

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

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

sign here

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

Signature of Grantee or Authorized Representative — Attorney Title — 5/21/26 Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded: Mo. 5 Day 21 Yr. 26	**29** Value of Stamp or Exempt Number: $ 127.60	**30** Recording Data: BK 2026, Pg 1240	

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

A tract of land located in the Southeast Quarter (SE¼) of Section Four (4), Township Two (2) North, Range Eleven (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.

BOOK 2026 PAGE 1240

State of Nebraska }ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of May A.D., 20 26, at 12:32 o'clock P M. Recorded in Book 2026 on Page 1240

Abbey Harig County Clerk
10.00 KO Deputy
Ind___Comp___Assessor___Carded___

NEBRASKA DOCUMENTARY STAMP TAX
Date 5-21-26
$ 127.00 By KO

WARRANTY DEED

Willie J. Mohlman, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS ($1.00) receipt of which is hereby acknowledged, conveys to Armstrong Family Farms, LLC, a Nebraska limited liability company, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

> A tract of land located in the Southeast Quarter (SE¼) of Section Four (4), Township Two (2) North, Range Eleven (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 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 May 20, 2026.

Willie J. Mohlman

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May 20, 2026, by Willie J. Mohlman, a single person.

Comm. expires GENERAL NOTARY - State of Nebraska KORY MCCRACKEN My Comm. Exp. August 27, 2028

Notary Public

Agricultural Land
Sales Worksheet

Cnty No.	Book	Page	Sale Date
91	2026	1236	5/21/2026

School District Code		
Base: 91-0074	Affiliated:	Unified:

Location ID	Sale Number	Useability & Code #	
001709600	122	4	05

Date of Sale Assessed Value		
Land	Improvements	Total
241,040		241,040
	Irrigation Type:	

Parcel Number

GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
4133	4	10	19	3	00000	1	000	0000

Date of Sale Property Classification Code

Status	Property Type	Zoning	Location	City Size	Parcel Size
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	22.960	75,885	Shelterbelt/Timber		
1D	37.880	125,195	Accretion		
2D1			Waste	0.190	95
2D	1.440	4,515	Other		
3D1			AG LAND TOTAL	73.500	237,955
3D			Roads	0.950	
4D1	1.950	5,705	Farm Sites		
4D	9.080	26,560	Home Sites		
			Recreation		
Dwellings			Other	1.000	3,085
Outbuildings			Non-AG TOTAL	1.950	3,085

Assessor's Adjustment to Sale Price (+ or -):

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

TRUSTEE'S DEED; TRANSFER INTO LLC

Comments from

Comments:

(Continue on back)

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement 122

• 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.

FORM **521**

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
Webster - 91		Mo. 05 Day 31 Yr. 2026	Mo. 05 Day 12 Yr. 2026

5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller): See Attachment to Real Estate Transfer Statement	Grantee's Name (Buyer): Berns Nebraska Acres LLC
Street or Other Mailing Address: P.O. Box 128	Street or Other Mailing Address: P.O. Box 128
City: Andover State: IL Zip Code: 61233	City: Andover State: IL Zip Code: 61233
Phone Number:	Phone Number: Is the grantee a 501(c)(3) organization? ☐ Yes ☑ No; If Yes, is the grantee a 509(a) foundation? ☐ Yes ☑ No
Email Address: N/A	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)
☐ Improved	☐ Single Family	☐ Industrial	☐ Mineral Interests-Nonproducing	☐ State Assessed	☐ Mobile Home
☑ Unimproved	☐ Multi-Family	☑ Agricultural	☐ Mineral Interests-Producing	☐ Exempt	
☐ IOLL	☐ Commercial	☐ 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) to 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? 241,040

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
Berns Nebraska Acres LLC
P.O. Box 128
Andover, IL 61233

20 Legal Description (Attach additional pages, if needed.)
The South Half of the Southwest Quarter (S1/2SW1/4) of Section Nineteen (19), Township Four (4) North, Range Ten (10) West of the Sixth P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction 75.45.

22 Total purchase price, including any liabilities assumed	22	$ 0.00
23 Was non-real property included in the purchase? ☐ Yes ☑ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	$ 0.00

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

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

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

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

sign here
Henry D. Berns
Print or Type Name of Grantee or Authorized Representative — Phone Number
Signature of Grantee or Authorized Representative — Title: Manager — Date: 05/12/2026

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded: Mo. 5 Day 21 Yr. 26	29 Value of Stamp or Exempt Number: $ Exmpt # 5aii	30 Recording Data: BK 2026, Pg 1236	

Nebraska Department of Revenue
Form No. 96-269-2008 8-2025 Rev. Supersedes 96-269-2008 7-2024
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

ATTACHMENT TO REAL ESTATE TRANSFER STATEMENT

Line 5

HENRY D. BERNS and MARILYN BERNS, CO-TRUSTEES OF THE HENRY D. BERNS TRUST dated June 4, 1997, a/k/a DECLARATION OF TRUST dated June 4, 1997, F/B/O HENRY D. BERNS

BOOK 2026 PAGE 1236

State of Nebraska }ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of May A.D., 2026, at 10:17 o'clock A M. Recorded in Book 2026 on Page 1236-1237

Abby Hodg County Clerk

16.00 8 KD Deputy

Ind___Comp___Assessor___Carded___

NEBRASKA DOCUMENTARY STAMP TAX
Date 5-21-26
$ Exmpt#5aii By KD

TRUSTEE'S DEED

HENRY D. BERNS and MARILYN BERNS, CO-TRUSTEES OF THE HENRY D. BERNS TRUST dated June 4, 1997, a/k/a DECLARATION OF TRUST dated June 4, 1997, F/B/O HENRY D. BERNS, GRANTOR, in consideration of One Dollar ($1.00) and other valuable consideration received from GRANTEE, BERNS NEBRASKA ACRES LLC, a Nebraska limited liability company, conveys to GRANTEE, the following-described real estate (as defined in Neb. Rev. Stat. §76-201):

> The South Half of the Southwest Quarter (S1/2SW1/4) of Section Nineteen (19), Township Four (4) North, Range Ten (10) West of the Sixth P.M., Webster County, Nebraska.

subject to easements and restrictions of record.

GRANTOR covenants with GRANTEE that such real estate is free from encumbrances and GRANTOR has legal power and lawful authority to convey the same.

Executed: May 12, 2026.

HENRY D. BERNS TRUST dated June 4, 1997, a/k/a DECLARATION OF TRUST dated June 4, 1997, F/B/O HENRY D. BERNS

By: Henry D. Berns
Henry D. Berns, Co-Trustee

By: Marilyn J. Berns
Marilyn Berns, Co-Trustee

Return to:
Benjamin C. Deaver
Pansing Hogan Ernst & Bachman LLP
10250 Regency Circle, Suite 300
Omaha, NE 68114

STATE OF IOWA)
) ss.:
COUNTY OF SCOTT)

The foregoing instrument was acknowledged before me on May 12, 2026, by Henry D. Berns, Co-Trustee of the HENRY D. BERNS TRUST dated June 4, 1997, a/k/a DECLARATION OF TRUST dated June 4, 1997, F/B/O HENRY D. BERNS, on behalf of the Trust.

NOTARIAL SEAL IOWA
Molly A. O'Meara Schnell
Commission Number 155600
My Commission Expires
March 29, 2029

Molly A. O'Meara Schnell
Notary Public

STATE OF IOWA)
) ss.:
COUNTY OF SCOTT)

The foregoing instrument was acknowledged before me on May 12, 2026 by Marilyn Berns, Co-Trustee of the HENRY D. BERNS TRUST dated June 4, 1997, a/k/a DECLARATION OF TRUST dated June 4, 1997, F/B/O HENRY D. BERNS, on behalf of the Trust.

NOTARIAL SEAL IOWA
Molly A. O'Meara Schnell
Commission Number 155600
My Commission Expires
March 29, 2029

Molly A. O'Meara Schnell
Notary Public

Agricultural Land
Sales Worksheet

Cnty No.	Book	Page	Sale Date
91	2026	1234	5/21/2026

School District Code		
Base: 01-0123	Affiliated:	Unified:

Location ID	Sale Number	Useability & Code #	
002515800	121	4	05

Date of Sale Assessed Value		
Land	Improvements	Total
936,800		936,800
	Irrigation Type:	

Parcel Number								
GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
4129	4	12	35	0	00000	1	000	0000

Date of Sale Property Classification Code					
Status	Property Type	Zoning	Location	City Size	Parcel Size
A) 2	B) 05	C) 5	D) 3	E) 0	F) 10

LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:
IRRIGATED 1A1	72.530	495,015	GRASSLAND 1G1		
1A			1G		
2A1	1.350	9,215	2G1		
2A	12.060	79,235	2G		
3A1			3G1		
3A			3G		
4A1			4G1		
4A	49.080	282,985	4G		
DRYLAND 1D1			Shelterbelt/Timber		
1D	9.800	32,390	Accretion		
2D1	0.790	2,475	Waste	0.240	120
2D	3.060	9,595	Other		
3D1			AG LAND TOTAL	157.720	936,800
3D			Roads	3.990	
4D1			Farm Sites		
4D	8.810	25,770	Home Sites		
			Recreation		
Dwellings			Other		
Outbuildings			Non-AG TOTAL	3.990	

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:

Assessor Comments and Reason for Adjustment:

TRUSTEE'S DEED; TRANSFER TO LLC

Comments from	Comments:

(Continue on back)

13160

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

121

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. 05 Day 21 Yr. 2026
4 Date of Deed: Mo. 05 Day 12 Yr. 2026

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller): See Attachment to Real Estate Transfer Statement
Street or Other Mailing Address: P.O. Box 128
City: Andover State: IL Zip Code: 61233
Phone Number:
Email Address: N/A

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer): Berns Nebraska Acres LLC
Street or Other Mailing Address: P.O. Box 128
City: Andover State: IL Zip Code: 61233
Phone Number:
Is the grantee a 501(c)(3) organization? ☐ Yes ☑ No
If Yes, is the grantee a 509(a) foundation? ☐ Yes ☑ No
Email Address: N/A

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

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

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

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

10 Type of Transfer
☐ Auction ☐ Court Decree ☐ Distribution ☐ Easement ☐ Exchange ☐ Foreclosure ☐ Gift ☐ Grantor Trust ☐ Irrevocable Trust ☐ Life Estate ☐ Partition ☐ Revocable Trust ☐ Sale ☐ Satisfaction of Contract ☐ Transfer on Death ☐ Trustee to Beneficiary ☑ Other (Explain) to 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 ☐ Brothers and Sisters ☐ Ex-spouse ☑ Family Corp., Partnership, or LLC ☐ Grandparents and Grandchild ☐ Parents and Child ☑ Self ☐ Spouse ☐ Step-parent and Step-child ☐ Other

14 What is the current market value of the real property? 802,420

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
Berns Nebraska Acres LLC
P.O. Box 128
Andover, IL 61233

20 Legal Description (Attach additional pages, if needed.)
The Southeast Quarter (SE1/4) of Section Thirty-five (35), Township Four (4), Range Twelve (12), West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction 161.71.

22 Total purchase price, including any liabilities assumed	22	$ 0.00
23 Was non-real property included in the purchase? ☐ Yes ☑ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	$ 0.00

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

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

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

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

sign here
Marilyn J. Berns
Print or Type Name of Grantee or Authorized Representative
Phone Number
Marilyn J. Berns
Signature of Grantee or Authorized Representative
Manager
Title
5/12/2026
Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded: Mo. 5 Day 21 Yr. 26	29 Value of Stamp or Exempt Number: $ Exempt # 5aii	30 Recording Data: Bk 2026, Pg 1234	

Nebraska Department of Revenue
Form No. 96-269-2008 8-2025 Rev. Supersedes 96-269-2008 7-2024
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

ATTACHMENT TO REAL ESTATE TRANSFER STATEMENT

Line 5

MARILYN BERNS and HENRY D. BERNS, CO-TRUSTEES OF THE MARILYN BERNS TRUST dated June 4, 1997

BOOK 2026 PAGE 1234

State of Nebraska }ss.
County of Webster}

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of May A.D., 20 26, at 10:15 o'clock A M. Recorded in Book 2026 on Page 1234-1235

Abby Haig County Clerk

Ke.Co Ko Deputy

Ind___ Comp___ Assessor___ Carded___

NEBRASKA DOCUMENTARY STAMP TAX
Date 5-21-26
$Exempt#5aii By Ko

TRUSTEE'S DEED

MARILYN BERNS and HENRY D. BERNS, CO-TRUSTEES OF THE MARILYN BERNS TRUST dated June 4, 1997, GRANTOR, in consideration of One Dollar ($1.00) and other valuable consideration received from GRANTEE, BERNS NEBRASKA ACRES LLC, a Nebraska limited liability company, conveys to GRANTEE, the following-described real estate (as defined in Neb. Rev. Stat. §76-201):

> The Southeast Quarter (SE1/4) of Section Thirty-five (35), Township Four (4), Range Twelve (12), West of the 6th P.M., Webster County, Nebraska

subject to easements and restrictions of record.

GRANTOR covenants with GRANTEE that such real estate is free from encumbrances and GRANTOR has legal power and lawful authority to convey the same.

Executed: May 12, 2026.

MARILYN BERNS TRUST dated June 4, 1997

By: Marilyn J. Berns
Marilyn Berns, Co-Trustee

By: Henry D. Berns
Henry D. Berns, Co-Trustee

Return to:
Benjamin C. Deaver
Pansing Hogan Ernst & Bachman LLP
10250 Regency Circle, Suite 300
Omaha, NE 68114

STATE OF IOWA)
) ss.:
COUNTY OF SCOTT)

The foregoing instrument was acknowledged before me on May 12, 2026, by Marilyn Berns, Co-Trustee of the MARILYN BERNS TRUST dated June 4, 1997, on behalf of the Trust.

Molly A. O'Meara Schnell
Commission Number 155600
My Commission Expires
March 29, 2029

Molly A. O'Meara Schnell
Notary Public

STATE OF IOWA)
) ss.:
COUNTY OF SCOTT)

The foregoing instrument was acknowledged before me on May 12, 2026, by Henry D. Berns, Co-Trustee of the MARILYN BERNS TRUST dated June 4, 1997, on behalf of the Trust.

Molly A. O'Meara Schnell
Commission Number 155600
My Commission Expires
March 29, 2029

Molly A. O'Meara Schnell
Notary Public

Agricultural Land
Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code		
91	2026	1230	5/13/2026	Base: 91-0002	Affiliated:	Unified:

Location ID	Sale Number	Useability & Code #	
001908700	120	4	05

Date of Sale Assessed Value

Land	Improvements	Total
723,455	110,470	833,925
	Irrigation Type:	

Parcel Number

GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
4371	2	11	20	4	00000		000	8600

Date of Sale Property Classification Code

Status	Property Type	Zoning	Location	City Size	Parcel Size
A) 1	B) 01	C) 5	D) 3	E) 0	F) 5

LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:
IRRIGATED 1A1			GRASSLAND 1G1	13.660	23,425
1A			1G	19.390	22,745
2A1			2G1	24.020	37,350
2A			2G	25.490	39,635
3A1			3G1		
3A			3G	24.290	36,315
4A1			4G1	7.090	3,545
4A			4G	34.530	17,265
DRYLAND 1D1			Shelterbelt/Timber		
1D	91.580	302,670	Accretion		
2D1			Waste	11.210	5,605
2D	3.300	10,345	Other		
3D1	11.440	33,920	AG LAND TOTAL	315.230	676,815
3D			Roads	1.430	
4D1	19.620	57,390	Farm Sites	1.000	13,840
4D	29.610	86,605	Home Sites	3.500	32,800
			Recreation		
Dwellings		84,280	Other		
Outbuildings		26,190	Non-AG TOTAL	5.930	46,640

Assessor's Adjustment to Sale Price (+ or -): | **Total Recapture Value:**

Assessor Comments and Reason for Adjustment:

TRUSTEE'S WD; TRANSFER BETWEEN BROTHERS & SISTERS

Comments from | **Comments:**

001908700 002212000 002212200

(Continue on back)

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

120

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. 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 A. Talkington, Succ T'ee of the Jeanette L. Talkington Rev Tst

Street or Other Mailing Address: 856 Road J

City: Red Cloud State: NE Zip Code: 68970

Phone Number: 850-758-7769

Email Address: n/a

6 Grantee's Name, Address, and Telephone (Please Print)

Grantee's Name (Buyer): James A. Talkington, Rebecca I. Olson, Daniel E. Talkington

Street or Other Mailing Address: 856 Road J

City: Red Cloud State: NE Zip Code: 68970

Phone Number: 510-368-2559

Is the grantee a 501(c)(3) organization? ☐ Yes ☑ No

If Yes, is the grantee a 509(a) foundation? ☐ Yes ☑ No

Email Address: n/a

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

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

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?
$367,960

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
856 Road J
Red Cloud, NE 68970
18a ☐ No address assigned **18b** ☐ Vacant land

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

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

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

22 Total purchase price, including any liabilities assumed	22	$ 0.00
23 Was non-real property included in the purchase? ☐ Yes ☑ No (**If Yes, enter dollar amount and attach itemized list.**) (see instructions)	23	$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	$ 0.00

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

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

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

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

sign here

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

Signature of Grantee or Authorized Representative — Attorney Title — 05/19/2026 Date

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

28 Date Deed Recorded: Mo. 5 Day 20 Yr. 26

29 Value of Stamp or Exempt Number: $ Exempt #20

30 Recording Data: BK 2026, Pg 1230

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

A tract of land in the Southwest Quarter of the Southeast Quarter (SW¼SE¼) of Section 20, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Referring to the Southwest corner of the Southeast Quarter (SE¼) of said Section 20; thence bearing East in the South line of said Southeast Quarter a distance of 210 feet; thence bearing N1°14'00"W a distance of 33.0 feet to the right-of-way line of Webster County road which point is the Point of Beginning; thence bearing N1°14'00"W a distance of 370.00 feet to a point; thence bearing N86°33'44"E a distance of 418.42 feet to a point; thence bearing South a distance of 395.00 feet to said right-of-way line; thence continuing on said right-of-way line and bearing West a distance of 409.71 feet to the point of beginning, said tract containing 3.633 acres, more or less; and

A 7/25th interest in:
The Southeast Quarter (SE¼) of Section Thirty-two (32), and the Southwest Quarter (SW¼) of Section Thirty-three (33), Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

BOOK 2026 PAGE 1230

State of Nebraska }ss.
County of Webster}

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of May A.D., 20 26 at 12:25 o'clock P M. Recorded in Book 2026 on Page 1230-1231

Abbey Haug County Clerk
16.00 AD Deputy

Ind___Comp___Assessor___Carded___

NEBRASKA DOCUMENTARY STAMP TAX
Date 5-20-26
$ Exempt #20 By AD

TRUSTEE'S WARRANTY DEED

James A. Talkington, Successor Trustee of the Jeanette L. Talkington Revocable Trust dated September 30, 2020, 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, conveys an undivided 1/3 interest to James A. Talkington, an undivided 1/3 interest to Rebecca I. Olson, and an undivided 1/3 interest to Daniel E. Talkington, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land in the Southwest Quarter of the Southeast Quarter (SW¼SE¼) of Section 20, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Referring to the Southwest corner of the Southeast Quarter (SE¼) of said Section 20; thence bearing East in the South line of said Southeast Quarter a distance of 210 feet; thence bearing N1°14'00"W a distance of 33.0 feet to the right-of-way line of Webster County road which point is the Point of Beginning; thence bearing N1°14'00"W a distance of 370.00 feet to a point; thence bearing N86°33'44"E a distance of 418.42 feet to a point; thence bearing South a distance of 395.00 feet to said right-of-way line; thence continuing on said right-of-way line and bearing West a distance of 409.71 feet to the point of beginning, said tract containing 3.633 acres, more or less; and

A 7/25th interest in:
The Southeast Quarter (SE¼) of Section Thirty-two (32), and the Southwest Quarter (SW¼) of Section Thirty-three (33), Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

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

(1) is lawfully seized of such real estate and that it is free from encumbrances; except easements and restrictions of record;

(2) has legal power and lawful authority to convey the same;

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

Jeanette L. Talkington Revocable Trust

James A. Talkington, Successor Trustee

STATE OF NEBRASKA, COUNTY OF Douglas) ss.

The foregoing instrument was acknowledged before me on May 13th 2026, 2026, by James A. Talkington, Successor Trustee of the Jeanette L. Talkington Revocable Trust.

Comm. expires 01/30/2028.

Notary Public

GENERAL NOTARY-State of Nebraska
IZAAC D HEDDEN
My Comm. Exp. January 30, 2028

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code		
91	2026	1227	5/19/2026	Base: 91-0002	Affiliated:	Unified:

Location ID	Sale Number	Useability & Code #	
000148401	119	4	05

Date of Sale Assessed Value

Land	Improvements	Total
3,520	190,465	193,985

Assessor Location: RED CLOUD (RC)

Parcel Number

GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
0000			00	0	00000		000	0000

Date of Sale Property Classification Code

Status	Property Type	Zoning	Location	City Size	Parcel Size
A) 1	B) 01	C) 1	D) 1	E) 6	F) 1

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

Assessor's Adjustment to Sale Price (+ or -):

Assessor Comments and Reason for Adjustment:

WD; TRANSFER BETWEEN PARENT & CHILD WITH LIFE ESTATE

Comments from **Comments:**

000148401 000148500

(Continue on back)

38611
38640

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

119

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. 05 Day 19 Yr. 2026
4 Date of Deed: Mo. 05 Day 19 Yr. 2026

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller): James D & Marlene K Zimmerman
Street or Other Mailing Address: 630 N Franklin St
City: Red Cloud State: NE Zip Code: 68970
Phone Number: 402-767-0063
Email Address: n/a

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer): James D & Marlene K Zimmerman
Street or Other Mailing Address: 630 N Franklin St
City: Red Cloud State: NE Zip Code: 68970
Phone Number: 402-767-0063
Is the grantee a 501(c)(3) organization? ☐ Yes ☑ No
If Yes, is the grantee a 509(a) foundation? ☐ Yes ☑ No
Email Address: n/a

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

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

11 Was ownership transferred in full? (If No, explain the division.) ☐ Yes ☑ No Grantor retains life estate

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☑ 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? $150,000.00

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
630 N Franklin
Red Cloud, Nebraska
18a ☐ No address assigned 18b ☐ Vacant land

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

20 Legal Description (Attach additional pages, if needed.)
Lots Thirteen (13), Fourteen (14) and Fifteen (15), and the South 9 feet of Lot Four (4) and all of Lots Five (5) and Six (6), ALL in Block Two (2), Radcliff's Addition to Red Cloud, Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed	22	$ 0.00
23 Was non-real property included in the purchase? ☐ Yes ☑ 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 — 402.746.3613 Phone Number
David B. Garwood — Signature of Grantee or Authorized Representative — Attorney Title — May 19, 2026 Date

Register of Deed's Use Only

28 Date Deed Recorded	29 Value of Stamp or Exempt Number	30 Recording Data	For Dept. Use Only
Mo. 5 Day 20 Yr. 26	$ Exempt # 5a	BK2026, Pg 1227	

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

State of Nebraska }ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of May A.D., 2026 at 8:07 o'clock a M. Recorded in Book 2026 on Page 1227

Abbey Haig County Clerk
10.00 AD Deputy
Ind___Comp___Assessor___Carded___

BOOK 2026 PAGE 1227

NEBRASKA DOCUMENTARY STAMP TAX
Date 5-20-26
$Exempt #5a By AD

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

WARRANTY DEED

James D. Zimmerman and Marlene K. Zimmerman, husband and wife, GRANTORS, in consideration of ONE AND NO/100 DOLLARS ($1.00) receipt of which is hereby acknowledged, convey to Ryan Zimmerman and Michelle Deisley, son and daughter of Grantors, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Thirteen (13), Fourteen (14) and Fifteen (15) in Block Two (2), Radcliff's Addition to Red Cloud, Webster County, Nebraska; AND

The South 9 feet of Lot Four (4) and all of Lots Five (5) and Six (6), in Block Two (2), Radcliff's Addition to Red Cloud, Webster County, Nebraska.

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

GRANTORS covenant (jointly and severally, if more than one) with the GRANTEES that GRANTORS:

(1) are lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements 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 May 19, 2026.

James D. Zimmerman
James D. Zimmerman

Marlene K. Zimmerman
Marlene K. Zimmerman

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May 19, 2026, by James D. Zimmerman and Marlene K. Zimmerman, husband and wife.

Comm. expires 12-2-26

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

David B. Garwood
Notary Public

Agricultural Land
Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code		
91	2026	1225	1/30/2026	Base: 91-0002	Affiliated:	Unified:

Location ID	Sale Number	Useability & Code #	
002303900	118	4	05

Date of Sale Assessed Value		
Land	Improvements	Total
251,815		251,815
	Irrigation Type:	

Parcel Number

GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
4369	2	12	27	3	00000	1	000	0000

Date of Sale Property Classification Code

Status	Property Type	Zoning	Location	City Size	Parcel Size
A) 2	B) 05	C) 5	D) 3	E) 0	F) 10

LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:
IRRIGATED 1A1			GRASSLAND 1G1	40.760	69,905
1A			1G	9.700	16,635
2A1			2G1	83.230	129,420
2A			2G	6.100	9,485
3A1			3G1		
3A			3G		
4A1			4G1		
4A			4G	19.680	26,370
DRYLAND 1D1			Shelterbelt/Timber		
1D			Accretion		
2D1			Waste		
2D			Other		
3D1			AG LAND TOTAL	159.470	251,815
3D			Roads	2.000	
4D1			Farm Sites		
4D			Home Sites		
			Recreation		
Dwellings			Other		
Outbuildings			Non-AG TOTAL	2.000	

Assessor's Adjustment to Sale Price (+ or -): | **Total Recapture Value:**

Assessor Comments and Reason for Adjustment:

WD; 1/4 INTEREST TRANSFER BETWEEN BROTHERS

Comments from | **Comments:**

(Continue on back)

72120

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

118

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. 01 Day 30 Yr. 2026
4 Date of Deed: Mo. 01 Day 30 Yr. 2026

5 Grantor's Name, Address, and Telephone (Please Print)

Grantor's Name (Seller): William E. Bean and wife, Elaine Bean
Street or Other Mailing Address: 630 W. Lindsborg St
City: Lindsborg State: KS Zip Code: 67456
Phone Number: (785) 213-0279
Email Address:

6 Grantee's Name, Address, and Telephone (Please Print)

Grantee's Name (Buyer): See Attached
Street or Other Mailing Address: 415 River Road
City: Fort Thomas State: KY Zip Code: 41075-2321
Phone Number:
Is the grantee a 501(c)(3) organization? ☐ Yes ☑ No
If Yes, is the grantee a 509(a) foundation? ☐ Yes ☑ No
Email Address:

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)
☐ Improved	☐ Single Family	☐ Industrial	☐ Mineral Interests-Nonproducing	☐ State Assessed	☐ Mobile Home
☑ Unimproved	☐ Multi-Family	☑ Agricultural	☐ Mineral Interests-Producing	☐ Exempt	
☐ IOLL	☐ Commercial	☐ Recreational			

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

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

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

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

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)
☑ 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? $185933.99

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
See Attached
415 River Road
Fort Thomas, KY 41075-2321

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

21 If agricultural, list total number of acres transferred in this transaction 199.45.

22 Total purchase price, including any liabilities assumed	22	$ 185,933.99
23 Was non-real property included in the purchase? ☐ Yes ☑ 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	$ 185,933.99

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

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

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

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

sign here

Henry C. Schenker — Print or Type Name of Grantee or Authorized Representative — 308-425-6273 Phone Number
Henry C. Schenker — Signature of Grantee or Authorized Representative — Attorney Title — 5/19/2026 Date

Register of Deed's Use Only

28 Date Deed Recorded	29 Value of Stamp or Exempt Number	30 Recording Data	For Dept. Use Only
Mo. 5 Day 19 Yr. 26	$ 431.52	Bk 2026, Pg 1225	

Nebraska Department of Revenue
Form No. 96-269-2008 8-2025 Rev. Supersedes 96-269-2008 7-2024
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

2026 May 19 03:25 PM 431.52 Book 2026 Page 1225

6. NOLAN M. BEAN, TRUSTEE OF THE BEAN KEYSTONE INHERITANCE TRUST DATED JULY 6, 2012 CREATED BY STANLEY M. BEAN AND PAMELA A. BEAN

19. NOLAN M. BEAN, TRUSTEE OF THE BEAN KEYSTONE INHERITANCE TRUST DATED JULY 6, 2012 CREATED BY STANLEY M. BEAN AND PAMELA A. BEAN

20. Legal Description:

An undivided one-fourth (¼) interest in and to the Northeast Quarter (NE¼), the West Half of the Southeast Quarter (W½SE¼), all of Lot Five (5), and the South 16 feet of Lot 3B, ALL in Section Thirty-four (34), Township Two (2), North, Range Twelve (12), West of the 6th P.M. in Webster County, Nebraska,

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY STAMP TAX
Date: 05/19/26
$ 431.52 By AS

Bk 2026, Pg 1225

State of Nebraska }ss.
County of Webster}
Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of May A.D., 2026, at 03:25 o'clock PM. Recorded in Book 2026 on Pages 1225-1226

County Clerk

Fee: $16.00 By: AS Deputy
Electronically Recorded

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

WARRANTY DEED

WILLIAM E. BEAN and wife, ELAINE BEAN, Grantor, whether one or more,

in consideration of One Hundred Eighty-five Thousand Nine Hundred Thirty-three and 99/100 --- ($185,933.99) --- Dollars, receipt of which is hereby acknowledged, conveys to

NOLAN M. BEAN, TRUSTEE OF THE BEAN KEYSTONE INHERITANCE TRUST DATED JULY 6, 2012 CREATED BY STANLEY M. BEAN AND PAMELA A. BEAN, Grantee,

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

An undivided one-fourth (¼) interest in and to the the Northeast Quarter (NE¼), the West Half of the Southeast Quarter (W½SE¼), all of Lot Five (5), and the South 16 feet of Lot 3B, ALL in Section Thirty-four (34), Township Two (2), North, Range Twelve (12), West of the 6th P.M. in Webster County, Nebraska.

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

(1) is lawfully seised of such real estate and that it is free from encumbrances subject to easements, reservations, covenants, and restrictions of record;

(2) has legal power and lawful authority to convey the same; and

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

Executed: January 30th, 2026.

William E. Bean.

Elaine Bean.

STATE OF KANSAS)
) ss.
McPherson COUNTY)

The foregoing instrument was acknowledged before me on January 30th, 2026 by William E. Bean and wife, Elaine Bean.

DENINE SHEETS
Notary Public - State of Kansas
My Appt. Expires 5/28/2029

Denine Sheets
Notary Public.

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date
91	2026	1222	5/18/2026

School District Code		
Base: 91-0002	Affiliated:	Unified:

Location ID	Sale Number	Useability & Code #	
000163800	117	4	05

Date of Sale Assessed Value		
Land	Improvements	Total
246,630	152,670	399,300

Assessor Location: RED CLOUD (RC)

Parcel Number

GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
4371			00	0	10095		000	0000

Date of Sale Property Classification Code

Status	Property Type	Zoning	Location	City Size	Parcel Size
A) 1	B) 01	C) 1	D) 1	E) 6	F) 6

	Residential	Commercial
Multiple Improvements:	Multiple. Improvements. :	Multiple. Improvements. :
Construction Date:	Construction Date : 1929	Construction Date :
Floor:	Floor Sq. Ft. : 1,638	Floor Sq. Ft. :
Building Cost New:	Cost : 279,455	Cost :
Single Family Style: 104	**Residential Condition:** 35	**Commercial Occupancy Code:**
(100) ☐ Mobile Home	(10) ☐ Worn Out	Primary: Other1: Other2:
(101) ☐ One Story	(20) ☐ Badly Worn	**Commercial Construction Class:**
(102) ☐ Two Story	(30) ☒ Average	(1) ☐ Fireproof Structural Steel Frame
(103) ☐ Split Level	(40) ☒ Good	(2) ☐ Reinforced Concrete Frame
(104) ☒ 1 1/2 Story	(50) ☐ Very Good	(3) ☐ Masonry Bearing Walls
(111) ☐ Bi-Level	(60) ☐ Excellent	(4) ☐ Wood or Steel Framed Ext. Walls
(106) ☐ Other		(5) ☐ Metal Frame and Walls
Townhouse or Duplex Style:	**Residential Quality:** 30	(6) ☐ Pole Frame
(301) ☐ One Story	(10) ☐ Low	**Cost Rank:** / **Condition:**
(302) ☐ Two Story	(20) ☐ Fair	(10) ☐ Low / (10) ☐ Worn Out
(307) ☐ 1 1/2 Story	(30) ☒ Average	(20) ☐ Average / (20) ☐ Badly Worn
(308) ☐ Split Level	(40) ☐ Good	(30) ☐ Above Average / (30) ☐ Average
(309) ☐ 2 1/2 Story	(50) ☐ Very Good	(40) ☐ High / (40) ☐ Good
(304) ☐ One Story Duplex	(60) ☐ Excellent	(50) ☐ Very Good
(305) ☐ Two Story Duplex		(60) ☐ Excellent

Assessor's Adjustment to Sale Price (+ or -):

Assessor Comments and Reason for Adjustment:

WD; TRANSFERRED PROPERTY TO REVOCABLE TRUST

Comments from **Comments:**

000163800 001806600

(Continue on back)

40250
67810

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

117

• 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.

FORM **521**

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. 5 Day 18 Yr. 2026
4 Date of Deed: Mo. 5 Day 18 Yr. 2026

5 Grantor's Name, Address, and Telephone (Please Print)

Grantor's Name (Seller): Joseph E. Shuck and Debra S. Shuck
Street or Other Mailing Address: 140 N Webster St
City: Red Cloud State: NE Zip Code: 68970
Phone Number: 402-879-9380
Email Address: n/a

6 Grantee's Name, Address, and Telephone (Please Print)

Grantee's Name (Buyer): Joseph E Shuck and Debra S Shuck, Trustees Shuck Family Rev Liv
Street or Other Mailing Address: 140 N Webster St
City: Red Cloud State: NE Zip Code: 68970
Phone Number: 402-879-9380
Is the grantee a 501(c)(3) organization? ☐ Yes ☑ No
If Yes, is the grantee a 509(a) foundation? ☐ Yes ☑ No
Email Address: n/a

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

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

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?

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
140 N Webster St
Red Cloud, NE 68970
18a ☐ No address assigned 18b ☐ Vacant land

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

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

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

22 Total purchase price, including any liabilities assumed	22	$ 0.00
23 Was non-real property included in the purchase? ☐ Yes ☑ No (**If Yes, enter dollar amount and attach itemized list.**) (see instructions)	23	$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	$ 0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 4.

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

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

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

Joseph E. Shuck, Trustee — Print or Type Name of Grantee or Authorized Representative — 402-879-9380 Phone Number

Signature of Grantee or Authorized Representative — Grantee Title — 5/18/2026 Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded: Mo. 5 Day 19 Yr. 26	29 Value of Stamp or Exempt Number: $ Exempt #4	30 Recording Data: BK2026, Pg 1222	

Nebraska Department of Revenue
Form No. 96-269-2008 8-2025 Rev. Supersedes 96-269-2008 7-2024

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

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

Lot A, Koonz Sub-Division to Red Cloud, Webster County, Nebraska, except a parcel described as the North 156 feet of the West 210 feet in the Northwest Corner, and except tracts conveyed to the State of Nebraska recorded in Book 2014, Page 298, and Book 2025, Page 2077, and

The Northwest Quarter (NW¼) of Section Thirteen (13), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT Lot One (1), which is the North 341 feet of the East 1500 feet thereof, and except tracts conveyed to the State of Nebraska recorded in Book 29, Page 343, and in Book 2014, Page 245, all in the records of Webster County, Nebraska.

BOOK 2026 PAGE 1222

State of Nebraska }ss.
County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of May A.D., 20 26, at 9:56 o'clock a M. Recorded in Book 2026 on Page 1222

Abbey Hawig County Clerk
10.00 OAS Deputy
Ind___ Comp___ Assessor___ Carded___

NEBRASKA DOCUMENTARY STAMP TAX
Date 5-19-26
$ Exempt #4 By OAS

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

WARRANTY DEED

Joseph E. Shuck and Debra S. Shuck, husband and wife, Grantors, in consideration of ONE DOLLAR ($1.00) and other valuable consideration received from Grantees, Joseph E. Shuck and Debra S. Shuck, Trustees of The Shuck Family Revocable Living Trust, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

> Lot A, Koonz Sub-Division to Red Cloud, Webster County, Nebraska, except a parcel described as the North 156 feet of the West 210 feet in the Northwest Corner, and except tracts conveyed to the State of Nebraska recorded in Book 2014, Page 298, and Book 2025, Page 2077, and
>
> The Northwest Quarter (NW¼) of Section Thirteen (13), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT Lot One (1), which is the North 341 feet of the East 1500 feet thereof, and except tracts conveyed to the State of Nebraska recorded in Book 29, Page 343, and in Book 2014, Page 245, all in the records of Webster County, Nebraska.

Grantors covenant, jointly and severally, with Grantee that Grantors:

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

Executed May 18, 2026.

Joseph E. Shuck

Debra S. Shuck

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on May 18, 2026 by Joseph E. Shuck and Debra S. Shuck, husband and wife.

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

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date
91	2026	1203	5/18/2026

School District Code		
Base: 91-0002	Affiliated:	Unified:

Location ID	Sale Number	Useability & Code #	
000120400	116	1	

Date of Sale Assessed Value		
Land	Improvements	Total
3,940	128,595	132,535

Assessor Location: RED CLOUD (RC)

Parcel Number								
GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
4371			00	0	10015		002	0000

Date of Sale Property Classification Code					
Status	Property Type	Zoning	Location	City Size	Parcel Size
A) 1	B) 01	C) 1	D) 1	E) 6	F) 3

	Residential	Commercial
Multiple Improvements:	Multiple. Improvements. :	Multiple. Improvements. :
Construction Date:	Construction Date : 1900	Construction Date :
Floor:	Floor Sq. Ft. : 1,403	Floor Sq. Ft. :
Building Cost New:	Cost : 196,175	Cost :
Single Family Style: 101	**Residential Condition:** 35	**Commercial Occupancy Code:**
(100) ☐ Mobile Home	(10) ☐ Worn Out	Primary: Other1: Other2:
(101) ☒ One Story	(20) ☐ Badly Worn	**Commercial Construction Class:**
(102) ☐ Two Story	(30) ☒ Average	(1) ☐ Fireproof Structural Steel Frame
(103) ☐ Split Level	(40) ☒ Good	(2) ☐ Reinforced Concrete Frame
(104) ☐ 1 1/2 Story	(50) ☐ Very Good	(3) ☐ Masonry Bearing Walls
(111) ☐ Bi-Level	(60) ☐ Excellent	(4) ☐ Wood or Steel Framed Ext. Walls
(106) ☐ Other		(5) ☐ Metal Frame and Walls
Townhouse or Duplex Style:	**Residential Quality:** 30	(6) ☐ Pole Frame
(301) ☐ One Story	(10) ☐ Low	**Cost Rank:** / **Condition:**
(302) ☐ Two Story	(20) ☐ Fair	(10) ☐ Low / (10) ☐ Worn Out
(307) ☐ 1 1/2 Story	(30) ☒ Average	(20) ☐ Average / (20) ☐ Badly Worn
(308) ☐ Split Level	(40) ☐ Good	(30) ☐ Above Average / (30) ☐ Average
(309) ☐ 2 1/2 Story	(50) ☐ Very Good	(40) ☐ High / (40) ☐ Good
(304) ☐ One Story Duplex	(60) ☐ Excellent	(50) ☐ Very Good
(305) ☐ Two Story Duplex		(60) ☐ Excellent

Assessor's Adjustment to Sale Price (+ or -):

Assessor Comments and Reason for Adjustment:

WD

Comments from **Comments:**

(Continue on back)

35270

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

116

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. 05 Day 18 Yr. 2026
4 Date of Deed: Mo. 05 Day 18 Yr. 2026

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller): Justin J. Zywiec
Street or Other Mailing Address: 1455 Sumner St
City: Lincoln State: NE Zip Code: 68502
Phone Number: 402.984.2933
Email Address: NA

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer): Jason M Mostek
Street or Other Mailing Address: 530 N Locus St
City: Red Cloud State: NE Zip Code: 68970
Phone Number: 402.460.8482
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)
☑ Improved	☑ Single Family	☐ Industrial	☐ Mineral Interests-Nonproducing	☐ State Assessed	☐ Mobile Home
☐ Unimproved	☐ Multi-Family	☐ Agricultural	☐ Mineral Interests-Producing	☐ Exempt	
☐ IOLL	☐ Commercial	☐ Recreational			

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

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

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

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

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

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

14 What is the current market value of the real property? 138,000.00

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: 530 N Locus St., Red Cloud, NE 68970
18a ☐ No address assigned 18b ☐ Vacant land

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

20 Legal Description (Attach additional pages, if needed.)
Lots Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25) and Twenty-six (26), Block Three (3), Richardson's Addition to Red Cloud, Webster County, Nebraska, according to the recorded plat thereof

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

22 Total purchase price, including any liabilities assumed	22	$ 138,000.00
23 Was non-real property included in the purchase? ☐ Yes ☑ 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	$ 138,000.00

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
Jason M Mostek
Print or Type Name of Grantee or Authorized Representative — Phone Number: 402.460.8482
Jason M. Mostek
Signature of Grantee or Authorized Representative — Title: Grantee — Date: 5.18.26

Register of Deed's Use Only

28 Date Deed Recorded	29 Value of Stamp or Exempt Number	30 Recording Data	For Dept. Use Only
Mo. 5 Day 18 Yr. 26	$ 320.16	BK 2026 Pg 1203	

Nebraska Department of Revenue
Form No. 98-269-2008 6-2025 Rev. Supersedes 98-269-2008 7-2024
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

2026 May 18 02:08 PM 320.16 Book 2026 Page 1203

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY STAMP TAX
Date: 05/18/26
$ 320.16 By AS

Bk 2026, Pg 1203

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 18 day of May A.D., 2026, at 02:08 o'clock PM. Recorded in Book 2026 on Pages 1203-1204

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

Justin J. Zywiec, single person

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

Jason M Mostek

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

Lots Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25) and Twenty-six (26), Block Three (3), Richardson's Addition to Red Cloud, Webster County, Nebraska, according to the recorded plat thereof

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

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

Executed this 18th day of MAY, 2026.

Justin J. Zywiec

STATE OF NEBRASKA

COUNTY OF ADAMS

Signed and sworn to before me the 18th of May, 2026, by Justin J. Zywiec.

Cori Malone

Notary Public

Affix stamp/seal:

GENERAL NOTARY - State of Nebraska
CORI MALONE
My Comm. Exp. July 12, 2028

Agricultural Land
Sales Worksheet

Cnty No.	Book	Page	Sale Date
91	2026	1165	5/15/2026

School District Code		
Base: 91-0002	Affiliated:	Unified:

Location ID	Sale Number	Useability & Code #	
001915400	113	1	

Parcel Number								
GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
4371	2	11	35	3	00000		000	9050

Date of Sale Assessed Value		
Land	Improvements	Total
42,005	206,230	248,235
	Irrigation Type:	

Date of Sale Property Classification Code					
Status	Property Type	Zoning	Location	City Size	Parcel Size
A) 1	B) 01	C) 5	D) 2	E) 0	F) 5

LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:
IRRIGATED 1A1			GRASSLAND 1G1		
1A			1G		
2A1			2G1	0.200	310
2A			2G		
3A1			3G1	1.910	2,855
3A			3G		
4A1			4G1		
4A			4G		
DRYLAND 1D1			Shelterbelt/Timber		
1D			Accretion		
2D1			Waste		
2D			Other		
3D1			AG LAND TOTAL	2.110	3,165
3D			Roads	0.330	
4D1			Farm Sites	1.000	13,840
4D			Home Sites	1.000	25,000
			Recreation		
Dwellings		125,430	Other		
Outbuildings		80,800	Non-AG TOTAL	2.330	38,840

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:

Assessor Comments and Reason for Adjustment:

WD

Comments from **Comments:**

(Continue on back)

PAT 98-106-99

69850

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

113

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. 5 Day 15 Yr. 2026
4 Date of Deed: Mo. 5 Day 13 Yr. 2026

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller): Richard L. Kudrna and Barbara A. Kudrna
Street or Other Mailing Address: 9610 Raymond Rd.
City: Lincoln State: NE Zip Code: 68517
Phone Number: 402-746-3856
Email Address: na

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer): Linda L. Lynch
Street or Other Mailing Address: 1105 Road GH
City: Red Cloud State: NE Zip Code: 68970
Phone Number: 580-755-0404
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)
☑ Improved	☑ Single Family	☐ Industrial	☐ Mineral Interests-Nonproducing	☐ State Assessed	☐ Mobile Home
☐ Unimproved	☐ Multi-Family	☐ Agricultural	☐ Mineral Interests-Producing	☐ Exempt	
☐ IOLL	☐ Commercial	☐ Recreational			

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

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

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

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

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

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?
288,995.31

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

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

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

18 Address of Property
1105 Road GH
Red Cloud, NE 68970
18a ☐ No address assigned 18b ☐ Vacant land

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

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

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

22 Total purchase price, including any liabilities assumed	22	$ 288,995.31
23 Was non-real property included in the purchase? ☐ Yes ☑ 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	$ 288,995.31

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
Linda L. Lynch
Print or Type Name of Grantee or Authorized Representative — 580-755-0404 Phone Number
Linda L Lynch
Signature of Grantee or Authorized Representative — Grantee Title — 5/15/2026 Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. 5 Day 15 Yr. 26	29 Value of Stamp or Exempt Number $ 670.48	30 Recording Data BK2026, Pg 1165	

Nebraska Department of Revenue
Form No. 98-269-2008 8-2025 Rev. Supersedes 96-269-2008 7-2024
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

2026 May 15 11:55 AM 670.48 Book 2026 Page 1165

Exhibit A

A Tract in the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) of Section 35, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska being part of County Surveyors Lots 6 and 9, described as follows: Beginning at the Northwest corner of said SW¼ and running thence N89°51'45"E along the North line of said SW¼ a distance of 339.50 feet to a point on the West line of perpetual easement to the Bureau of Reclamation; thence S25°53'00"E along said easement a distance of 414.30 feet; thence S00°01'00"W along said easement a distance of 69.90 feet to a point; thence S89°37'54"W a distance of 518.05 feet to a point on the West Line of said SW¼; thence N00°18'24"W along the West line of said SW¼ a distance of 445.16 feet to the point of beginning

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY STAMP TAX
Date: 05/15/26
$ 670.48 By AS

Bk 2026, Pg 1165

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 15 day of May A.D., 2026, at 11:55 o'clock AM. Recorded in Book 2026 on Pages 1165-1166

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

Richard L. Kudrna and Barbara A. Kudrna, a married couple

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

Linda L. Lynch

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

A Tract in the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) of Section 35, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska being part of County Surveyors Lots 6 and 9, described as follows: Beginning at the Northwest corner of said SW¼ and running thence N89°51'45"E along the North line of said SW¼ a distance of 339.50 feet to a point on the West line of perpetual easement to the Bureau of Reclamation; thence S25°53'00"E along said easement a distance of 414.30 feet; thence S00°01'00"W along said easement a distance of 69.90 feet to a point; thence S89°37'54"W a distance of 518.05 feet to a point on the West Line of said SW¼; thence N00°18'24"W along the West line of said SW¼ a distance of 445.16 feet to the point of beginning.

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

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

Executed this 13TH day of May, 2026.

Richard L. Kudrna

Barbara A. Kudrna

STATE OF NEBRASKA

COUNTY OF LANCASTER

Signed and sworn to before me the 13TH of May, 2026, by Richard L. Kudrna and Barbara A. Kudrna, a married couple.

Notary Public

Affix stamp/seal:

General Notary - State of Nebraska
RUBY CHURCH
My Comm. Exp. July 5, 2026.

Agricultural Land
Sales Worksheet

Cnty No.	Book	Page	Sale Date
91	2026	1167	5/15/2026

School District Code		
Base: 91-0002	Affiliated:	Unified:

Location ID	Sale Number	Useability & Code #	
001915300	114	1	

Parcel Number								
GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
4371	2	11	35	0	00000	1	000	9045

Date of Sale Assessed Value

Land	Improvements	Total
123,735		123,735
	Irrigation Type:	

Date of Sale Property Classification Code

Status	Property Type	Zoning	Location	City Size	Parcel Size
A) 2	B) 05	C) 5	D) 3	E) 0	F) 9

LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:
IRRIGATED 1A1			GRASSLAND 1G1	0.480	825
1A			1G		
2A1			2G1	2.770	4,305
2A			2G		
3A1			3G1	14.840	22,185
3A			3G		
4A1			4G1		
4A			4G		
DRYLAND 1D1			Shelterbelt/Timber		
1D	23.100	76,345	Accretion		
2D1			Waste		
2D			Other		
3D1	6.770	20,075	AG LAND TOTAL	47.960	123,735
3D			Roads	1.090	
4D1			Farm Sites		
4D			Home Sites		
			Recreation		
Dwellings			Other		
Outbuildings			Non-AG TOTAL	1.090	

Assessor's Adjustment to Sale Price (+ or -): **Total Recapture Value:**

Assessor Comments and Reason for Adjustment:

WD

Comments from **Comments:**

(Continue on back)

68045

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

114

• 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.

FORM 521

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. 5 Day 15 Yr. 2026
4 Date of Deed: Mo. 5 Day 13 Yr. 2026

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller): RBK, LLC
Street or Other Mailing Address: 9610 Raymond Rd.
City: Lincoln State: NE Zip Code: 68517
Phone Number: 402-746-3856
Email Address: na

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer): Linda L. Lynch
Street or Other Mailing Address: 1105 Road GH
City: Red Cloud State: NE Zip Code: 68970
Phone Number: 580-755-0404
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)
☐ Improved	☐ Single Family	☐ Industrial	☐ Mineral Interests-Nonproducing	☐ State Assessed	☐ Mobile Home
☑ Unimproved	☐ Multi-Family	☑ Agricultural	☐ Mineral Interests-Producing	☐ Exempt	
☐ IOLL	☑ Commercial	☐ Recreational			

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

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

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

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

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

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

14 What is the current market value of the real property? 259,960.69

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

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

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

18 Address of Property
18a ☑ No address assigned 18b ☑ Vacant land

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

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

21 If agricultural, list total number of acres transferred in this transaction 49.05 +/-.

22 Total purchase price, including any liabilities assumed	22	$ 259,960.69
23 Was non-real property included in the purchase? ☐ Yes ☑ 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	$ 259,960.69

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

Linda L. Lynch
Print or Type Name of Grantee or Authorized Representative — Phone Number: 580-755-0404

Signature of Grantee or Authorized Representative — Title: Grantee — Date: 5/15/2026

Register of Deed's Use Only

28 Date Deed Recorded	29 Value of Stamp or Exempt Number	30 Recording Data	For Dept. Use Only
Mo. 5 Day 15 Yr. 26	$ 603.20	BK2026, Pg 1167	

Nebraska Department of Revenue
Form No. 96-259-2008 8-2025 Rev. Supersedes 96-259-2008 7-2024
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Grantee—Retain a copy of this document for your records

2026 May 15 11:55 AM 603.20 Book 2026 Page 1167

Exhibit A

County Surveyors Lots 5, 6, 7A, 7B, 8, 9, 10, 11 and 20 in the Southwest Quarter (SW¼) of Section 35, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, EXCEPT the south 204 feet of County Surveyors Lot 8, AND EXCEPT a tract which is part of County Surveyors Lots 6 and 9, described as follows: Beginning at the Northwest corner of said SW¼ and running thence N89°51'45"E along the North line of said SW¼ a distance of 339.50 feet to a point on the West line of perpetual easement to the Bureau of Reclamation; thence S25°53'00"E along said easement a distance of 414.30 feet; thence S00°01'00"W along said easement a distance of 69.90 feet to a point; thence S89°37'54"W a distance of 518.05 feet to a point on the West Line of said SW¼; thence N00°18'24"W along the West line of said SW¼ a distance of 445.16 feet to the point of beginning; AND EXCEPT a tract of land located in County Surveyor's Lots 5, 6, 7A, 7B, 8 and 11, all located in the SW¼ of said Section 35, more particularly described as follows and assuming the North line of said SW¼ bears N89°54'28"E or S89°54'28"W. Commencing at the Center ¼ corner of said Section 35; thence S89°54'28"W 553.56 feet to the NW corner of Fairview Subdivision to the Town of Red Cloud, said point also being the True Point of Beginning; thence S00°00'50"W 752.38 feet on the West line of Fairview Subdivision to a point; thence S00°00'45"E 338.57 feet on the East line of County Surveyor's Lot 7A and 7B to a point; thence S00°02'12"E 421.23 feet on the East line of County Surveyors Lot 7B and 11 to a point; thence S89°52'43"W 944.94 feet on the South line of County Surveyor's Lot 11 to a point; thence N00°00'48" W 384.19 feet to a point; thence S89°56'30"E 190.00 feet to a point; thence N00°00'45"W 432.83 feet to a point; thence N00°01'43"W 118.50 feet to a point; thence N48°20'03"W 111.67 feet to a point; thence N20°38'05"W 141.62 feet to a point; thence S89°53'58"W 104.77 feet to a point; thence N04°05'07"W 371.57 feet to a point on the North line of said SW¼; thence N89°54'28"E 1019.59 feet on the ¼ section line to the True point of Beginning, subject to County Road Right of Way AND EXCEPT A tract of land located in County Surveyors Lot 8 in the Southwest Quarter (SW1/4) of Section Thirty-five(35), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows: The North Five Hundred Fifty-six feet (N556') of the South Seven Hundred and Sixty feet (S760') of said County Surveyors Lot 8.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY STAMP TAX
Date: 05/15/26
$ 603.20 By AS

Bk 2026, Pg 1167

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 15 day of May A.D., 2026, at 11:55 o'clock AM. Recorded in Book 2026 on Pages 1167-1168

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

RBK, LLC, a Nebraska Limited Liability Company

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

Linda L. Lynch

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

See Exhibit A

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 13TH day of May, 2026.

BY: _____
Richard L. Kudrna, Manager

STATE OF NEBRASKA
COUNTY OF LANCASTER

Signed and sworn to before me the 13TH of May, 2026, by Richard L. Kudrna, manager of RBK, LLC.

Notary Public

Affix stamp/seal:

General Notary - State of Nebraska
RUBY CHURCH
My Comm. Exp. July 5, 2026.

EXHIBIT A

County Surveyors Lots 5, 6, 7A, 7B, 8, 9, 10, 11 and 20 in the Southwest Quarter (SW¼) of Section 35, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, EXCEPT the south 204 feet of County Surveyors Lot 8, AND EXCEPT a tract which is part of County Surveyors Lots 6 and 9, described as follows: Beginning at the Northwest corner of said SW¼ and running thence N89°51'45"E along the North line of said SW¼ a distance of 339.50 feet to a point on the West line of perpetual easement to the Bureau of Reclamation; thence S25°53'00"E along said easement a distance of 414.30 feet; thence S00°01'00"W along said easement a distance of 69.90 feet to a point; thence S89°37'54"W a distance of 518.05 feet to a point on the West Line of said SW¼; thence N00°18'24"W along the West line of said SW¼ a distance of 445.16 feet to the point of beginning; AND EXCEPT a tract of land located in County Surveyor's Lots 5, 6, 7A, 7B, 8 and 11, all located in the SW¼ of said Section 35, more particularly described as follows and assuming the North line of said SW¼ bears N89°54'28"E or S89°54'28"W. Commencing at the Center ¼ corner of said Section 35; thence S89°54'28"W 553.56 feet to the NW corner of Fairview Subdivision to the Town of Red Cloud, said point also being the True Point of Beginning; thence S00°00'50"W 752.38 feet on the West line of Fairview Subdivision to a point; thence S00°00'45"E 338.57 feet on the East line of County Surveyor's Lot 7A and 7B to a point; thence S00°02'12"E 421.23 feet on the East line of County Surveyors Lot 7B and 11 to a point; thence S89°52'43"W 944.94 feet on the South line of County Surveyor's Lot 11 to a point; thence N00°00'48" W 384.19 feet to a point; thence S89°56'30"E 190.00 feet to a point; thence N00°00'45"W 432.83 feet to a point; thence N00°01'43"W 118.50 feet to a point; thence N48°20'03"W 111.67 feet to a point; thence N20°38'05"W 141.62 feet to a point; thence S89°53'58"W 104.77 feet to a point; thence N04°05'07"W 371.57 feet to a point on the North line of said SW¼; thence N89°54'28"E 1019.59 feet on the ¼ section line to the True point of Beginning, subject to County Road Right of Way AND EXCEPT A tract of land located in County Surveyors Lot 8 in the Southwest Quarter (SW1/4) of Section Thirty-five(35), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows: The North Five Hundred Fifty-six feet (N556') of the South Seven Hundred and Sixty feet (S760') of said County Surveyors Lot 8.

Agricultural Land
Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code		
91	2026	1180	5/15/2026	Base: 91-0002	Affiliated:	Unified:

Location ID	Sale Number	Useability & Code #	
002003900	115	1	

Date of Sale Assessed Value		
Land	Improvements	Total
917,975		917,975
	Irrigation Type:	

Parcel Number								
GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
4245	3	11	22	0	00000	1	000	9670

Date of Sale Property Classification Code					
Status	Property Type	Zoning	Location	City Size	Parcel Size
A) 2	B) 05	C) 5	D) 3	E) 0	F) 9

LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:
IRRIGATED 1A1			GRASSLAND 1G1		
1A	19.800	135,135	1G		
2A1	1.900	12,970	2G1		
2A	12.300	80,810	2G		
3A1			3G1		
3A			3G		
4A1	49.800	311,995	4G1		
4A	49.100	307,610	4G		
DRYLAND 1D1			Shelterbelt/Timber		
1D	1.200	3,965	Accretion		
2D1	2.800	8,780	Waste		
2D	4.000	12,540	Other		
3D1			AG LAND TOTAL	156.000	917,975
3D			Roads	4.000	
4D1	6.100	17,845	Farm Sites		
4D	9.000	26,325	Home Sites		
			Recreation		
Dwellings			Other		
Outbuildings			Non-AG TOTAL	4.000	

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:

Assessor Comments and Reason for Adjustment:

WD

Comments from **Comments:**

(Continue on back)

64670

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

115

• 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.

FORM **521**

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

1 County Name: Webster
2 County Number: 91
3 Date of Sale/Transfer: Mo. 05 Day 15 Yr. 2026
4 Date of Deed: Mo. 05 Day 15 Yr. 2026

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller): Anthony J. Bohaty and Carmen M. Bohaty
Street or Other Mailing Address: 1150 Road O
City: York State: NE Zip Code: 68467
Phone Number: N/A
Email Address: bohatyanthony@yahoo.com

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer): First Class Farms, LLC
Street or Other Mailing Address: 5709 Hay Meadow Rdg
City: Hastings State: NE Zip Code: 68901
Phone Number: N/A
Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No
If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No
Email Address: N/A

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

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

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

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

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

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

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

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

14 What is the current market value of the real property? 1,000,000.00

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 Advantage Title ☐ No

18 Address of Property: Property in Webster County, NE, 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
First Class Farms, LLC
5709 Hay Meadow Rdg
Hastings, NE 68901

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

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

22 Total purchase price, including any liabilities assumed ..... 22 $ 1,000,000.00
23 Was non-real property included in the purchase? ☐ Yes ☒ 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 $ 1,000,000.00
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

First Class Farms, LLC Advantage Title by Jenna Wolch — 308-398-4853
Print or Type Name of Grantee or Authorized Representative — Phone Number

Jenna Wolch — Authorized Rep — 5/15/26
Signature of Grantee or Authorized Representative — Title — Date

Register of Deed's Use Only

28 Date Deed Recorded: Mo. 5 Day 15 Yr. 26
29 Value of Stamp or Exempt Number: $ 2320.00
30 Recording Date: BK2026, Pg 1180

For Dept. Use Only

Nebraska Department of Revenue
Form No. 96-269-2008 8-2025 Rev. Supersedes 96-269-2008 7-2024
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Grantee—Retain a copy of this docu 2026 May 15 12:46 PM 2320.00 Book 2026 Page 118

EXHIBIT A

The Northeast Quarter (NE1/4) of Section Twenty-two (22), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY STAMP TAX
Date: 05/15/26
$2320.00 By AS

Bk 2026, Pg 1180

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 15 day of May A.D., 2026, at 12:46 o'clock PM. Recorded in Book 2026 on Pages 1180-1182

County Clerk

Fee: $22.00 By: AS Deputy
Electronically Recorded

AFTER RECORDING RETURN TO:
Advantage Title Services, LLC
202 West 3rd Street
Grand Island, NE 68803

WARRANTY DEED

Anthony J. Bohaty and Carmen M. Bohaty, a married couple, GRANTORS, in consideration of One Dollar ($1.00) and other valuable consideration, the receipt of which is hereby acknowledged, convey to **First Class Farms, LLC, a Limited Liability Company**, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in the State of Nebraska:

The Northeast Quarter (NE1/4) of Section Twenty-two (22), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

GRANTORS covenant with GRANTEE that GRANTORS:

(1) are lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record;

(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 this _____ day of _____, 2026.

Anthony J. Bohaty

STATE OF NEBRASKA
COUNTY OF HALL

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by Anthony J. Bohaty, a married person.

_____
Signature of person taking acknowledgement
Title or rank

My Commission Expires:

Executed this 14th day of May, 2026.

Carmen M Bohaty
Carmen M. Bohaty

STATE OF NEBRASKA
COUNTY OF HALL

The foregoing instrument was acknowledged before me this 14th day of May, 2026, by Carmen M. Bohaty, a married person.

Jenna L Wonch
Signature of person taking acknowledgement
Title or rank Escrow Officer
My Commission Expires: Sept. 29, 2027

GENERAL NOTARY - State of Nebraska
JENNA L. WONCH
My Comm. Exp. September 29, 2027

GI-20052

Executed this 15th day of May, 2026.

Anthony J. Bohaty

STATE OF NEBRASKA
COUNTY OF Seward

The foregoing instrument was acknowledged before me this 15th day of May, 2026, by Anthony J. Bohaty, a married person.

Laura AH Wiemer
Signature of person taking acknowledgement
Title or rank

GENERAL NOTARY - State of Nebraska
LAURA AH WIEMER
My Comm. Exp. June 16, 2026

My Commission Expires: June 16, 2026

GI-20052