

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2026	1554	6/8/2026	Base: 91-0002				Affiliated:		Unified:			
Location ID		Sale Number	Useability & Code #		Parcel Number								
001553800		145	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4373	2	10	10	1	00000	1	000	0000
Land	Improvements		Total		Date of Sale Property Classification Code								
1,967,660	649,955		2,617,615		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:					A) 2	B) 05		C) 5	D) 3	E) 0	F) 10		
LCG		ACRES:	VALUE:		LCG		ACRES:	VALUE:					
IRRIGATED 1A1					GRASSLAND 1G1								
1A	36.020	245,835			1G	5.360	2,680						
2A1	7.290	49,755			2G1	2.920	1,460						
2A	82.200	540,055			2G								
3A1					3G1								
3A					3G	22.250	11,125						
4A1	18.360	115,025			4G1								
4A	125.540	786,510			4G	25.520	12,760						
DRYLAND 1D1					Shelterbelt/Timber								
1D	5.930	19,600			Accretion								
2D1					Waste		2.010	1,005					
2D	6.740	21,130			Other								
3D1					AG LAND TOTAL		368.530	1,889,980					
3D					Roads		9.450						
4D1	4.310	12,605			Farm Sites		1.330	27,680					
4D	24.080	70,435			Home Sites		2.000	50,000					
					Recreation								
Dwellings		519,505			Other								
Outbuildings		130,450			Non-AG TOTAL		12.780	77,680					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; TRANSFER PROPERTY INTO TRUST	
Comments from	Comments:
001553800 001554600 001917000 001917002	
(Continue on back)	

6915-1
1-16-25
1-16-25
1-16-25

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

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

145
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. 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)
David D. Rose
Street or Other Mailing Address
778 Highway 281
City Red Cloud State NE Zip Code 68970
Phone Number (402) 984-4918
Email Address

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer)
David D. Rose and Renee I. Rose, Trustees, et al
Street or Other Mailing Address
778 Highway 281
City Red Cloud State NE Zip Code 68970
Phone Number (402) 984-4918 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
☒ Improved
☐ Unimproved
☐ IOLL

(B) Property Type
☒ Single Family
☐ Multi-Family
☐ Commercial
☐ Industrial
☒ Agricultural
☐ Recreational
☐ Mineral Interests-Nonproducing
☐ Mineral Interests-Producing
☐ State Assessed
☐ Exempt

(C)
☐ Mobile Home

8 Type of Deed
☐ Conservator
☐ Bill of Sale
☐ Cemetery
☐ 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?
628,310.00

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

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

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

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

19 Name and Address of Person to Whom the Tax Statement Should be Sent
David and Renee Rose
778 Highway 281
Red Cloud, NE 68970

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.

23 Was non-real property included in the purchase?
☐ Yes
☒ No (If Yes, enter dollar amount and attach itemized list.) (see Instructions)

24 Adjusted purchase price paid for real estate (line 22 minus line 23)

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
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Attorney Representative
Title

(402) 392-0101
Phone Number
6/16/2026
Date

Register of Deed's Use Only
28 Date Deed Recorded
Mo. 06 Day 16 Yr. 2026
29 Value of Stamp or Exempt Number
\$ Exempt #4
30 Recording Data
BK2026 Pg 1554

For Dept. Use Only

Nebraska Department of Revenue
Form No. 96-289-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
Grantee—Retain a copy of this document 2026 Jun 16 11:09 AM Ex004 Book 2026 Page 1554

EXHIBIT "A"

Commencing at the intersection of the center line of U.S. Highway #281 and the North line of the South Half of the Northwest Quarter of the Northwest Quarter (S1/2 NW1/4 NW1/4) of Section Thirty-six (36), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, thence East on said North line a distance of 209 feet, thence South 380 feet, thence West 209 feet to a point on the Center line of U.S. Highway #281, thence North 380 feet to the point of beginning, EXCEPT tract conveyed to the State of Nebraska for highway purposes.

AND

The Northeast Quarter (NE1/4) of Section Ten (10), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

AND

The Southwest Quarter (SW1/4) of Section Eleven (11), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

AND

The Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) and the South Half of the Northwest Quarter of the Northwest Quarter (S1/2 NW1/4 NW1/4) of Section Thirty-six (36), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, except public highway, and except parcel described as commencing at the intersection of the center line of U.S. Highway #281 and the north line of the South Half of the Northwest Quarter of the Northwest

Quarter (S1/2 NW1/4 NW1/4) of Section Thirty-six (36), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, thence East on said North line a distance of 209 feet, thence South 380 feet, thence West 209 feet to a point on the Center line of U.S. Highway #281, thence North 380 feet to the point of beginning, except public highway.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 06/16/26

\$ Ex004 By AS

Bk 2026, Pg 1554

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 16 day
of June A.D., 2026, at 11:09
o'clock AM. Recorded in Book 2026
on Pages 1554-1557

Alday

County Clerk

Fee: \$28.00 By: AS Deputy
Electronically Recorded

Prepared By/ Return To:

Nick Montague
Smith Pauley, LLP
3555 Farnam St., Suite 1000
Omaha, NE 68131
(402) 392-0101

TAX STATEMENT TO:

David and Renee Rose
778 Highway 281
Red Cloud, NE 68970

QUIT CLAIM DEED

For the consideration of one dollar and other good and valuable consideration, David D. Rose, a married person, GRANTOR, does hereby grant, bargain, sell convey and confirm unto David D. Rose and Renee I. Rose, Trustees, or their successors in interest, of the David and Renee Rose Living Trust dated June 8, 2026, and any amendments thereto, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat §76-201) in Webster County, Nebraska to-wit:

EXHIBIT "A"

GRANTORS covenants with GRANTEE that GRANTORS are lawfully seized of such real estate and that it is free from encumbrances, except those of record; has legal power and lawful authority to convey the same; and warrants and will defend title to the real estate against the lawful claims of all persons.

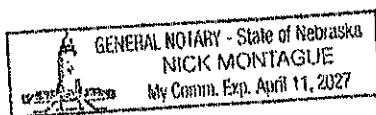
EXECUTED on this 8th day of June, 2026


David D. Rose, Grantor


Renee I. Rose, Spouse

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on this 8th day of June, 2026, by David D. Rose, as Grantor, and Renee I. Rose, as Spouse.





Notary Public

EXHIBIT "A"

Commencing at the intersection of the center line of U.S. Highway #281 and the North line of the South Half of the Northwest Quarter of the Northwest Quarter (S1/2 NW1/4 NW1/4) of Section Thirty-six (36), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, thence East on said North line a distance of 209 feet, thence South 380 feet, thence West 209 feet to a point on the Center line of U.S. Highway #281, thence North 380 feet to the point of beginning, EXCEPT tract conveyed to the State of Nebraska for highway purposes.

AND

The Northeast Quarter (NE1/4) of Section Ten (10), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

AND

The Southwest Quarter (SW1/4) of Section Eleven (11), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

AND

The Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) and the South Half of the Northwest Quarter of the Northwest Quarter (S1/2 NW1/4 NW1/4) of Section Thirty-six (36), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, except public highway, and except parcel described as commencing at the intersection of the center line of U.S. Highway #281 and the north line of the South Half of the Northwest Quarter of the Northwest

Quarter (S1/2 NW1/4 NW1/4) of Section Thirty-six (36), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, thence East on said North line a distance of 209 feet, thence South 380 feet, thence West 209 feet to a point on the Center line of U.S. Highway #281, thence North 380 feet to the point of beginning, except public highway.

Residential & Commercial Sales Worksheet

[illegible]

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. 6 Day 14 Yr. 2026		4 Date of Deed Mo. 5 Day 15 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Dennis A. Wetherbee, Jr. and Kassandra A. Crumm Street or Other Mailing Address 311nMineral Ave #243 City Libby State MT Zip Code 59923 Phone Number 402-705-6540 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Joseph Dorris and Megan Lawrence Street or Other Mailing Address 110 N Walnut St City Blue Hill State NE Zip Code 68930 Phone Number 308-663-3775 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 ☐ Unimproved ☐ IOLL		☒ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☐ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ State Assessed ☐ Exempt				☐ Mobile Home	
8 Type of Deed							
☐ Conservator ☐ Bill of Sale ☐ Cemetery ☐ Corrective ☐ Death Certificate - Transfer on Death ☐ Distribution ☐ Easement ☐ Executor ☐ Land Contract/Memo ☐ Lease ☐ Mineral ☐ Partition ☐ Personal Rep. ☐ Quit Claim ☐ Sheriff ☐ Trust/Trustee ☒ Warranty ☐ Other							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?							
☐ Buyer ☐ Seller ☒ No							
10 Type of Transfer							
☐ Distribution ☐ Auction ☐ Court Decree ☐ Foreclosure ☐ Easement ☐ Exchange ☐ 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 ☐ 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?							
16,285.00							
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							
110 N Walnut St Blue Hill, NE 68930							
19 Name and Address of Person to Whom the Tax Statement Should be Sent							
Grantees							
18a ☐ No address assigned 18b ☐ Vacant land							

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

Lots One (1), Two (2) and Three (3), Block Eleven (11), Original Town 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	\$	1,00
23 Was non-real property included in the purchase?	23	\$	
☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	24	\$	1,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)			
25 If this transfer is exempt from the documentary stamp tax, list the exemption number			
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)			
☐ 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.

Joseph Dorris

Print of Type Name of Grantee or Authorized Representative

308-663-3775

Phone Number

sign
here

Signature of Grantee or Authorized Representative

Grantee

Title

Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 6 Day 16 Yr. 26	29 Value of Stamp or Exempt Number \$ 39.44	30 Recording Data BL 2026, Pg 1558
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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 16 day
of June A.D., 2026, at 2:40
o'clock P M. Recorded in Book 2026
on Page 1558-1559
Abbey Hargis County Clerk
16-00 16 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>6-16-26</u>
\$	<u>39.44</u> By <u>16</u>

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

JOINT TENANCY WARRANTY DEED

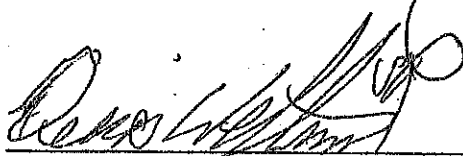
Dennis A. Wetherbee, Jr. and Kassandra A. Crumm, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Joseph Dorris and Megan Lawrence, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

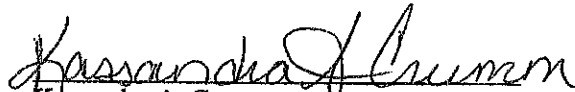
Lots One (1), Two (2) and Three (3), Block Eleven (11), Original Town of Blue Hill, Webster County, Nebraska

Grantors covenant, jointly and severally, if more than one, with Grantees 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.

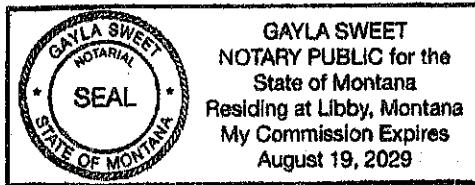
Executed May 15, 2026.


Dennis A. Wetherbee, Jr.


Kassandra A. Crumm

STATE OF Montana)
COUNTY OF Lincoln) ss.

The foregoing instrument was acknowledged before me on May 15, 2026
by Kassandra A. Crumm, wife of Dennis A. Wetherbee, Jr.

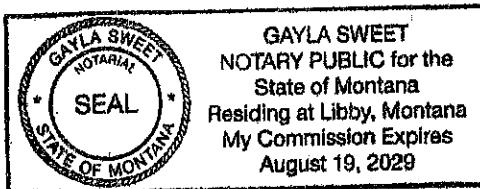


Gayla Sweet
Notary Public

My commission expires: August 19, 2029

STATE OF Montana)
COUNTY OF Lincoln) ss.

The foregoing instrument was acknowledged before me on May 15, 2026
by Dennis A. Wetherbee, Jr., husband of Kassandra A. Crumm.



Gayla Sweet
Notary Public

My commission expires: August 19, 2029

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	1560	6/17/2026	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000332600		147		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4133			00	0	20055		004	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
3,400		135,625		139,025		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: BLUE HILL (BH)					A) 1	B) 01		C) 1	D) 1	E) 6	F) 2			
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1972				Construction Date :						
Floor:				Floor Sq. Ft. : 1,248				Floor Sq. Ft. :						
Building Cost New:				Cost : 198,225				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: 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:

000332600 001917002

(Continue on back)

Real Estate Transfer Statement

FORM

521

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

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. 06 Day 17 Yr. 2026		4 Date of Deed Mo. 06 Day 17 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Timothy M. Araujo and Tylenn M. Araujo Street or Other Mailing Address 702 S. Ash St. City Blue Hill State NE Zip Code 68930 Phone Number 308-217-2085 Email Address N.A.				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Dalton Brown Street or Other Mailing Address 1106 W. Saline St. City Blue Hill State NE Zip Code 68930 Phone Number 402-746-0127 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 ☐ Unimproved ☐ IOLL	☒ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☐ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ State Assessed ☐ Exempt	☐ Mobile Home

8 Type of Deed	☐ Conservator ☐ Bill of Sale ☐ Cemetery	☐ Corrective ☐ Death Certificate - Transfer on Death	☐ Distribution ☐ Easement ☐ Executor	☐ Land Contract/Memo ☐ Lease ☐ Mineral	☐ Partition ☐ Personal Rep. ☐ Quit Claim	☐ Sheriff ☐ Trust/Trustee ☒ Warranty	☐ Other
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9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☒ No	10 Type of Transfer ☐ Auction ☐ Court Decree ☐ Exchange	☐ Distribution ☐ Easement ☐ Grantor Trust	☐ Foreclosure ☐ Gift ☐ Partition	☐ Irrevocable Trust ☐ Life Estate ☐ Sale	☐ Revocable Trust ☒ Satisfaction of Contract ☐ Other (Explain)	☐ Transfer on Death ☐ Trustee to Beneficiary
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11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No	12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No
---	--

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)	
☐ 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? 165,000.00	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 1106 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 See Grantee
--	---

20 Legal Description (Attach additional pages, if needed.) All of Lot Ten (10) and the West Half (W½) of Lot Eleven (11), Block Four (4), Hoover's Addition to the village of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

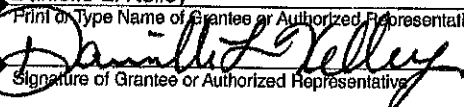
21 If agricultural, list total number of acres transferred in this transaction _____
--

22 Total purchase price, including any liabilities assumed.	22 \$ 165,000.00
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 \$ 165,000.00
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.

Danielle L. Kelley

Print or Type Name of Grantee or Authorized Representative

sign here 

Signature of Grantee or Authorized Representative

Closing Dept. Manager

Title

402-463-4198

Phone Number

06-17-2026

Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 6 Day 17 Yr. 26	29 Value of Stamp or Exempt Number \$ 382.80	30 Recording Data BK2026, Pg. 1560
--	---	---------------------------------------

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

2026 Jun 17 11:46 AM 382.80 Book 2026 Page 1560

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 06/17/26
\$ 382.80 By AS

Bk 2026, Pg 1560

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 17 day
of June A.D., 2026, at 11:46
o'clock AM. Recorded in Book 2026
on Page 1560

Albuquerque 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 Grantors, **TIMOTHY M. ARAUJO AND TYLYNN M. ARAUJO, HUSBAND AND WIFE**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **DALTON BROWN**, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

All of Lot Ten (10) and the West Half (W½) of Lot Eleven (11), Block Four (4), Hoover's Addition to the village of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

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 and subject to all regular taxes and special assessments;
- (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 June 17, 2026.

TA

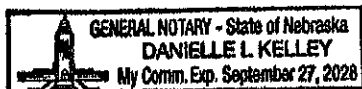
Timothy M. Araujo
Timothy M. Araujo

Tylynn M. Araujo
Tylynn M. Araujo

STATE OF NEBRASKA
COUNTY OF ADAMS

} ss

On this 17th day of June, 2026, before me personally appeared **Timothy M. Araujo and Tylynn M. Araujo**.



Danielle L. Kelley
Notary Public
Danielle L. Kelley

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2026	1575	6/17/2026	Base: 91-0074		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000300004		148	1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20030		009	0000	
Land		Improvements		Total		Date of Sale Property Classification Code							
6,745		218,830		225,575		Status	Property Type		Zoning	Location	City Size	Parcel Size	
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 3				
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :					
Construction Date:				Construction Date : 2000				Construction Date :					
Floor:				Floor Sq. Ft. : 1,512				Floor Sq. Ft. :					
Building Cost New:				Cost : 254,805				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: 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:													

8680

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 17 Yr. 2026		4 Date of Deed Mo. 06 Day 16 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Maverick G. Busboom and Jaylin R. Busboom Street or Other Mailing Address 1010 W. Saline St. City Blue Hill State NE Zip Code 68930 Phone Number 402-705-3849 Email Address N.A.				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Timothy M. Araujo and Tylynn M. Araujo Street or Other Mailing Address 702 S. Ash Street City Blue Hill State NE Zip Code 68930 Phone Number 308-217-2085 Is the grantee a 501(c)(3) organization? 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 ☐ Unimproved ☐ IOLL	☒ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☐ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ State Assessed ☐ Exempt	☐ Mobile Home

8 Type of Deed ☐ Conservator ☐ Distribution ☐ Land Contract/Memo ☐ Partition ☐ Sheriff ☐ Other
☐ Bill of Sale ☐ 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?
270,000.00

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
702 S. Ash 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
See Grantee

20 Legal Description (Attach additional pages, if needed.)
All of Block Eight (8) and Lots One (1) and Two (2), Block Nine (9), Sweezy's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

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

22 Total purchase price, including any liabilities assumed.	22 \$	270,000.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$	0
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$	270,000.00

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
Signature of Grantee or Authorized Representative
Closing Dept. Manager
Title
402-463-4198
Phone Number
06-17-2026
Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 6 Day 17 Yr. 26	29 Value of Stamp or Exempt Number \$ 626.40	30 Recording Data BK 2026, Pg 1575

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 06/17/26
\$ 626.40 By AS

Bk 2026, Pg 1575

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 17 day
of June A.D., 2026, at 01:16
o'clock PM. Recorded in Book 2026
on Page 1575

Alissa Hing 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 Grantors, **MAVERICK G. BUSBOOM AND JAYLIN R. BUSBOOM, HUSBAND AND WIFE**,
in consideration of One Dollar and other valuable consideration, the receipt of which is hereby
acknowledged, conveys to **TIMOTHY M. ARAUJO AND TYLYNN M. ARAUJO, HUSBAND AND
WIFE**, as joint tenants not as tenants in common, whether one or more, the following described real
estate (as described in Neb. Stat. 76-201):

**All of Block Eight (8) and Lots One (1) and Two (2), Block Nine (9), Sweezy's
Addition to the City of Blue Hill, Webster County, Nebraska, according to the
recorded plat thereof.**

GRANTORS covenant with GRANTEES that GRANTORS:

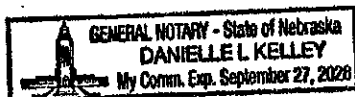
- (1) are lawfully seized of such real estate and that it is free from all encumbrances subject to easements,
reservations, covenants and restrictions of record and subject to all regular taxes and special
assessments;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and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

Executed June 16, 2026.

Maverick G. Busboom
Maverick G. Busboom
Jaylin R. Busboom
Jaylin R. Busboom

STATE OF NEBRASKA }
COUNTY OF Adams } ss.

On this 16th day of June, 2026, before me personally appeared **Maverick G.
Busboom and Jaylin R. Busboom**.



Danielle L. Kelley
Notary Public - *Danielle L. Kelley*

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	1594	6/17/2026	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number	Useability & Code #		Parcel Number									
000333200		149	1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel	
Date of Sale Assessed Value				4133			00	0	20055		005	0000		
Land		Improvements	Total		Date of Sale Property Classification Code									
4,535		188,560	193,095		Status	Property Type		Zoning		Location		City Size		Parcel Size
Assessor Location: BLUE HILL (BH)				A) 1	B) 01		C) 1		D) 1		E) 6		F) 2	

	Residential	Commercial
Multiple Improvements:	Multiple. Improvements. :	Multiple. Improvements. :
Construction Date:	Construction Date : 1916	Construction Date :
Floor:	Floor Sq. Ft. : 1,440	Floor Sq. Ft. :
Building Cost New:	Cost : 312,115	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: 40	(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)	

9420

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

149

FORM
521

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

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>6</u> Day <u>17</u> Yr. <u>2026</u>		4 Date of Deed Mo. <u>6</u> Day <u>17</u> Yr. <u>2026</u>									
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Joel R Ruybalid and Anita Ruybalid Street or Other Mailing Address 626 4th St. City Fullerton State NE Zip Code 68638 Phone Number 308-546-7410 Email Address na				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Maverick Busboom and Jaylin Busboom Street or Other Mailing Address 1010 W. Saline St. City Blue Hill State NE Zip Code 68930 Phone Number 402-705-3849 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <table border="1"><tr><td>Yes</td><td>No</td></tr><tr><td>☒</td><td>☐</td></tr><tr><td>Yes</td><td>No</td></tr><tr><td>☐</td><td>☒</td></tr></table> Email Address na				Yes	No	☒	☐	Yes	No	☐	☒
Yes	No														
☒	☐														
Yes	No														
☐	☒														

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

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ 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 trustee 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? \$290,000.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %
--	--

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

18 Address of Property 1010 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 #6 above
--	---

20 Legal Description (Attach additional pages, if needed.) Lots Seven (7) and Eight (8), Block Five (5), Hoover's Addition to the City of Blue Hill, Webster County, Nebraska according to the recorded Plat thereof.	
---	--

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

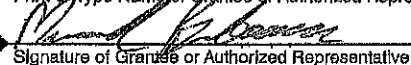
22 Total purchase price, including any liabilities assumed.	22 \$ 290,000.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 290,000.00
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.

Maverick Busboom or Jaylin Busboom
Print or Type Name of Grantee or Authorized Representative

402-705-3849
Phone Number

sign
here


Signature of Grantee or Authorized Representative

Grantee
Title

6/17/2026
Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. <u>6</u> Day <u>17</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ <u>672.80</u>	30 Recording Data Bk2026 Pg 1594
---	--	--

Nebraska Department of Revenue

Form No. 98-269-2008 8-2025 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 Jun 17 02:47 PM 672.80 Book 2026 Page 1594

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 06/17/26
\$ 672.80 By AS

Bk 2026, Pg 1594

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 17 day
of June A.D., 2026, at 02:47
o'clock PM. Recorded in Book 2026
on Pages 1594-1595

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

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

JOINT TENANCY WARRANTY DEED

Joel R Ruybalid and Anita Ruybalid, a married couple

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

Maverick Busboom and Jaylin Busboom, a married couple

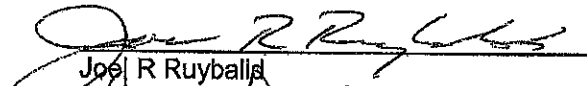
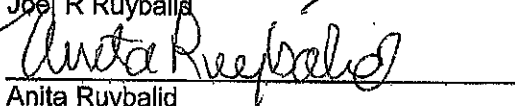
Grantee, whether one or more, as joint tenants with right of survivorship, and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Webster County, Nebraska, more particularly described as follows;

Lots Seven (7) and Eight (8), Block Five (5), Hoover's Addition to the City of Blue Hill, Webster County, Nebraska according to the recorded Plat thereof.

The Grantor covenants with the Grantee that Grantor:

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

Executed this 17 day of June, 2026.


Joel R Ruybalid

Anita Ruybalid

STATE OF NEBRASKA

COUNTY OF ADAMS

Signed and sworn to before me the 17th of June, 2026, by Joel R Ruybalid and Anita Ruybalid, husband and wife.


Notary Public

Affix stamp/seal:



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	1597	6/18/2026	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000308500		150		1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20005		019	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
6,990		150,960		157,950		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 3					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1963				Construction Date :						
Floor:				Floor Sq. Ft. : 1,468				Floor Sq. Ft. :						
Building Cost New:				Cost : 300,620				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)														

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91		2 County Number 91		3 Date of Sale/Transfer Mo. 06 Day 18 Yr. 2026		4 Date of Deed Mo. 06 Day 03 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Oma A. Tuck Street or Other Mailing Address 6863 Urban St. City Arvada State CO Zip Code 80004 Phone Number 402-984-1857 Email Address N.A.				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Richard W. Pickel and Tamera J. Pickel Street or Other Mailing Address 805 W. Lancaster St. City Blue Hill State NE Zip Code 68930 Phone Number 402-460-7264 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 ☐ Unimproved ☐ IOLL	☒ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☐ Agricultural ☐ Recreational	☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ State Assessed ☐ Exempt ☐ Mobile Home

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☒ No	10 Type of Transfer	☐ Distribution ☐ Auction ☐ Court Decree	☐ Foreclosure ☐ Easement ☐ Exchange	☐ Irrevocable Trust ☐ Life Estate ☐ Grantor Trust	☐ 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 trustee 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? 232,500.00	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 Adams Land Title Co ☐ No
---	--

18 Address of Property 805 W. Lancaster St. Blue Hill, NE 68930	19 Name and Address of Person to Whom the Tax Statement Should be Sent See Grantee
---	--

18a ☐ No address assigned	18b ☐ Vacant land
--	--

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

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

22 Total purchase price, including any liabilities assumed.	22 \$ 232,500.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 1
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 232,500.00

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	Danielle L. Kelley	402-463-4198
	Print or Type Name of Grantee or Authorized Representative	Phone Number
	<i>Danielle L. Kelley</i>	06-18-2026
	Closing Dept. Manager	Date
	Title	

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 6 Day 18 Yr. 26	29 Value of Stamp or Exempt Number \$ 540.56	30 Recording Data BK2026 Pg 1597

Exhibit "A"

A tract in Block Nineteen (19), Original Town of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof, comprised of all of Lot One (1) and a tract in Lot Two (2) described as follows: Beginning at the Northeast corner of said Lot 1; thence West to a point forty (40) feet East of the Northwest corner of said Lot 2; thence in a straight line to a point Six (6) feet East and Twenty-six (26) feet North of the Southwest corner of said Lot 2; thence in a straight line to a point Forty-four (44) feet East and Ten (10) feet North of the Southwest corner of said Lot 2; thence in a straight line to a point on the South line of said Lot 1 which is Fourteen (14) feet East of the Southwest corner of said Lot 1; thence East on said Lot line to the Southeast corner of said Lot 1; thence North on the East line of said Lot 1 to the POINT OF BEGINNING.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 06/18/26

\$ 540.56 By AS

Bk 2026, Pg 1597

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 18 day
of June A.D., 2026, at 11:33
o'clock AM. Recorded in Book 2026
on Page 1597

Adams

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, **OMA A. TUCK, A SINGLE PERSON**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **RICHARD W. PICKEL AND TAMERA J. PICKEL, HUSBAND AND WIFE**, as joint tenants not as tenants in common, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

A tract in Block Nineteen (19), Original Town of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof, comprised of all of Lot One (1) and a tract in Lot Two (2) described as follows: Beginning at the Northeast corner of said Lot 1; thence West to a point forty (40) feet East of the Northwest corner of said Lot 2; thence in a straight line to a point Six (6) feet East and Twenty-six (26) feet North of the Southwest corner of said Lot 2; thence in a straight line to a point Forty-four (44) feet East and Ten (10) feet North of the Southwest corner of said Lot 2; thence in a straight line to a point on the South line of said Lot 1 which is Fourteen (14) feet East of the Southwest corner of said Lot 1; thence East on said Lot line to the Southeast corner of said Lot 1; thence North on the East line of said Lot 1 to the POINT OF BEGINNING.

GRANTOR covenants with GRANTEE that GRANTOR:

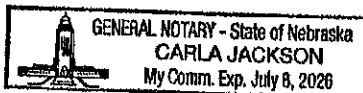
- (1) is lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will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

Executed June 3, 2026.

Oma A. Tuck
Oma A. Tuck

STATE OF NEBRASKA }
COUNTY OF Adams } ss

On this 3rd day of June, 2026, before me personally appeared **Oma A. Tuck**.



Carla Jackson
Notary Public - *Carla Jackson*

Residential & Commercial Sales Worksheet

[illegible]

Real Estate Transfer Statement

151

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 22 Yr. 2026		4 Date of Deed Mo. 06 Day 05 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) 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 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Ryan E. Koch and Kevin M. Davis Street or Other Mailing Address 221 S Cedar St City Red Cloud State NE Zip Code 68970 Phone Number 785-643-9949 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes ☐ No ☒ 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 ☐ Unimproved ☐ IOLL	☒ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☐ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing	☐ State Assessed ☐ Exempt ☐ Mobile Home

8 Type of Deed		9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	
☐ Conservator ☐ Bill of Sale ☐ Cemetery	☐ Corrective ☐ Death Certificate - Transfer on Death ☐ Distribution ☐ Easement ☐ Executor	☐ Land Contract/Memo ☐ Lease ☐ Mineral ☐ Partition ☐ Personal Rep. ☐ Quit Claim	☐ Sheriff ☐ Trust/Trustee ☒ Warranty

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?		10 Type of Transfer	
☐ Buyer ☐ Seller ☒ No	☐ 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? 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.	
--	--

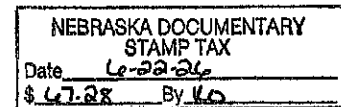
21 If agricultural, list total number of acres transferred in this transaction _____
--

22 Total purchase price, including any liabilities assumed.	22 \$ 29,000.00
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 \$ 29,000.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____	
26 Is an affidavit as described in Neb. Rev. Stat. § 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	6/22/26 Date
	Attorney Title	

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 6 Day 22 Yr. 26	29 Value of Stamp or Exempt Number \$ 67.28	30 Recording Data BK 2026 Pg 1642

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 22 day
of June A.D., 2026, at 11:54
o'clock A.M. Recorded in Book 2026
on Page 1642Abbey Harig County Clerk
10.00 K.D. Deputy
Ind Comp Assessor Carded

WARRANTY DEED

Charles E. Lewis and Barbra J. Lewis, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Ryan E. Koch, a single person, and Kevin M. Davis, a single person, 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 June 5, 2026.

Charles E. Lewis
Charles E. Lewis

Barbra J. Lewis
Barbra J. Lewis

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June 5, 2026, by Charles E. Lewis and Barbra J. Lewis, husband and wife.

Comm. expires



Kory McCracken
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	1656	6/23/2026	Base: 91-0002				Affiliated:		Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
000145500		152		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4491			00	0	10030		006	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,315		3,110		4,425		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)						A) 1	B) 01		C) 1	D) 1	E) 6	F) 2		

	Residential	Commercial
Multiple Improvements:	Multiple. Improvements. :	Multiple. Improvements. :
Construction Date:	Construction Date :	Construction Date :
Floor:	Floor Sq. Ft. :	Floor Sq. Ft. :
Building Cost New:	Cost :	Cost :
Single Family Style:	Residential Condition:	Commercial Occupancy Code:
(100) ☐ 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	
Comments from	Comments:
Garage + Empty Lot.	

(Continue on back)

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>06</u> Day <u>23</u> Yr. <u>2026</u>		4 Date of Deed Mo. <u>06</u> Day <u>23</u> Yr. <u>2026</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gary and Marcia Olson Street or Other Mailing Address PO Box 415 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-3314 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Ronda Petsch Street or Other Mailing Address 210 West A Avenue City Red Cloud State NE Zip Code 68970 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 ☐ 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 42 N Seward St Red Cloud, NE 68970			19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)		
18a ☐ No address assigned 18b ☐ Vacant land					

20 Legal Description (Attach additional pages, if needed.)
Lots Twenty (20) and Twenty-one (21), Block Six (6), Garber's Addition to the City of Red Cloud, Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed.	22 \$	10,000.00
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 \$	10,000.00

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

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

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

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

David B. Garwood

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

ATTORNEY

Title

(402) 746-36

Phone Number

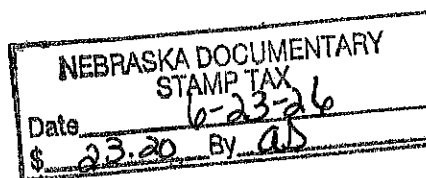
Date

sign
here

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. <u>06</u> Day <u>23</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ <u>23.20</u>	30 Recording Data BK2026, Pg 1656
--	---	---

State of Nebraska } ss.
County of Webster }Entered on the
numerical index and filed for record in the
Clerk's office of said county this 23 day
of June A.D., 20 26, at 2:28
o'clock P.M. Recorded in Book 2026
on Page 1656Abbeysburg County Clerk
10.00 AD Deputy
Ind Comp Assessor Carded 

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

WARRANTY DEED

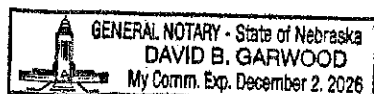
Gary Olson and Marcia Olson, husband and wife, GRANTORS, in consideration of TEN THOUSAND AND NO/100 DOLLARS (\$10,000.00) receipt of which is hereby acknowledged, convey to Ronda Petsch, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Twenty (20) and Twenty-one (21), Block Six (6), Garber's Addition to the City of Red Cloud, Webster County, Nebraska;

GRANTOR covenants (jointly and severally) 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 23, 2026.
Gary Olson
Marcia OlsonSTATE OF NEBRASKA, COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me on June 23, 2026, by Gary Olson and Marcia Olson, husband and wife.

Comm. expires 12-2-26
Notary Public

Residential & Commercial Sales Worksheet

[illegible]

Real Estate Transfer Statement

153

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 21 Yr. 2026		4 Date of Deed Mo. 06 Day 21 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Letha S. Kral Street or Other Mailing Address 722 N. Webster Street City Bladen State NE Zip Code 68928 Phone Number 402.705 0374 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Steven E. Schuett Street or Other Mailing Address 1301 N. Kansas Avenue City Hastings State NE Zip Code 68901 Phone Number 402.469-9392 Is the grantee a 501(c)(3) organization? 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 ☐ Unimproved ☐ IOLL		☒ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☐ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ State Assessed ☐ Exempt				☐ Mobile Home	
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 ☐ Exchange ☐ Distribution ☐ Foreclosure ☐ Gift ☐ Grantor Trust ☐ Irrevocable Trust ☐ Life Estate ☐ Partition ☒ 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?							
105,000.00							
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							
722 N. Webster Street Bladen, NE. 68928							
19 Name and Address of Person to Whom the Tax Statement Should be Sent							
Steven E. Schuett 1301 N. Kansas Avenue Hastings, NE. 68901							
18a ☐ No address assigned 18b ☐ Vacant land							

20 Legal Description (Attach additional pages, if needed.)
Lots, 6,7,8,9, 10, Block 1, Spence's Addition to Bladen, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed.	22	\$	105,000.00
23 Was non-real property included in the purchase?	23	\$	1
☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	24	\$	105,000.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)			
25 If this transfer is exempt from the documentary stamp tax, list the exemption number			
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)			
☐ Yes ☒ No			
27 If yes, is the required affidavit attached to this filing?			
☐ Yes ☐ No			

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

Michael H. Powell

Print or Type Name of Grantee or Authorized Representative

402.694-6907

Phone Number

sign
here

Signature of Grantee or Authorized Representative

Lawyer

Title

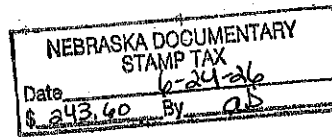
06-19-2026

Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 6 Day 24 Yr. 26	29 Value of Stamp or Exempt Number \$ 243.60	30 Recording Data BK 2026, Pg 16 57
--	---	--

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 24 day
of June A.D., 2026, at 10:25
o'clock A.M. Recorded in Book 2026
on Page 1657
Abbey Hargis County Clerk
10.00 AD Deputy
Ind Comp Assessor Carded Powell & Luzum
P. O. Box 167
Aurora, NE 68818

WARRANTY DEED

LETHA S. KRAL, A WIDOWED LADY, GRANTOR, in consideration of ONE HUNDRED FIVE THOUSAND AND NO/100 DOLLARS (\$105,000.00), received from GRANTEE, STEVEN E. SCHUETT, a single man, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Six (6), Seven (7), Eight (8), Nine (9) and Ten (10). Block One (1), Spence's Addition to Bladen, Webster County, Nebraska.

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

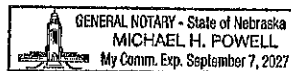
- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed June 19, 2026.

Letha S. Kral
Letha S. Kral-Grantor

STATE OF NEBRASKA)
) ss.
COUNTY OF HAMILTON)

The foregoing instrument was acknowledged before me on June 19, 2026, by Letha S. Kral, a widowed lady..



Michael H. Powell
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2026	1666	6/23/2026	Base: 91-0002	Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #	Parcel Number								
001403801		154	4	GeoCde	Twn	Rng	Sec	Qrt	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value				4489	1	10	8	1	00000	1	000	0000
Land	Improvements	Total	Date of Sale Property Classification Code									
335,150		335,150	Status	Property Type		Zoning		Location		City Size		Parcel Size
	Irrigation Type:		A) 2	B) 05		C) 5		D) 3		E) 0		F) 9
LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:							
IRRIGATED 1A1			GRASSLAND 1G1	2.970	1,485							
1A	0.350	2,390	1G	0.830	415							
2A1			2G1									
2A	3.040	19,975	2G	3.840	5,970							
3A1	6.710	42,075	3G1									
3A			3G									
4A1			4G1	10.660	14,285							
4A			4G	1.860	930							
DRYLAND 1D1	26.550	87,750	Shelterbelt/Timber									
1D	31.210	103,150	Accretion									
2D1			Waste	5.370	2,685							
2D			Other									
3D1	4.720	13,995	AG LAND TOTAL	111.800	335,150							
3D			Roads	0.010								
4D1			Farm Sites									
4D	13.690	40,045	Home Sites									
			Recreation									
Dwellings			Other									
Outbuildings			Non-AG TOTAL	0.010								

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; TRANSFER BETWEEN PARENT & CHILD	
Comments from	Comments:
001403801 001404501	
(Continue on back)	

63795
63825

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. 6 Day 23 Yr. 2026	4 Date of Deed Mo. 6 Day 22 Yr. 2026
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Steven Shute Street or Other Mailing Address PO Box 1054 City Glenwood Springs State CO Zip Code 81602 Phone Number 970-928-9208 Email Address na		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Aaron Shute and Francella V. Wiles Street or Other Mailing Address 2012 DD Rd City Lebanon State KS Zip Code 66952 Phone Number 720-394-6497 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 ☒ Unimproved ☐ IOLL	☐ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☒ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ State Assessed ☐ Exempt	☐ Mobile Home

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☒ No	10 Type of Transfer ☐ Auction ☐ Court Decree ☐ Exchange ☐ Distribution ☐ Easement ☐ Foreclosure ☐ Gift ☐ Grantor Trust ☐ Irrevocable Trust ☐ Life Estate ☐ Partition ☒ Sale ☐ Revocable Trust ☐ 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? \$500,000	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %
--	--

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

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

18a ☒ No address assigned 18b ☒ Vacant land

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

See Exhibit A

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

22 Total purchase price, including any liabilities assumed.	22 \$ 500,000.00
23 Was non-real property included in the purchase? ☐ 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 \$ 500,000.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number.	
26 Is an affidavit as described in Neb. Rev. Stat. § 78-2-141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) ☐ Yes ☒ No	
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No	

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

Aaron Shute and Francella V. Wiles
Print or Type Name of Grantee or Authorized Representative

720-394-6497
Phone Number

sign
here

Signature of Grantee or Authorized Representative

Grantee
Title

6/23/2026
Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 6 Day 24 Yr. 26	29 Value of Stamp or Exempt Number \$ 1160.00	30 Recording Date BK2026 Pg 1666

Exhibit A

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 06/24/26

\$1160.00 By AS

Bk 2026, Pg 1666

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 24 day
of June A.D., 2026, at 01:57
o'clock PM. Recorded in Book 2026
on Pages 1666-1667

Assessing

County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

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

QUITCLAIM DEED

THE GRANTOR,

Steven Shute, a married person not domiciled in the State of Nebraska

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

Aaron Shute and Francella V. Wiles, a married couple

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

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

Executed this 22nd day of June, 2026.

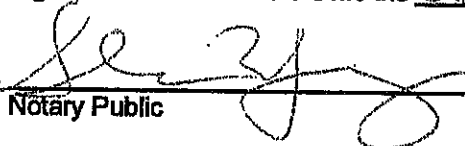


Steven Shute

STATE OF Colorado

COUNTY OF Garfield

Signed and sworn to before me the 22nd of June, 2026, by Steven Shute.



Notary Public

Affix stamp/seal:

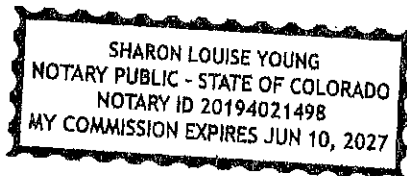


Exhibit A

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

Residential & Commercial Sales Worksheet

[illegible]

23410

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.

155

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 26 Yr. 2026	4 Date of Deed Mo. 06 Day 26 Yr. 2026
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Richard Gene Strickland and Eleanor Strickland Street or Other Mailing Address 303 N 3rd St. City Hastings State NE Zip Code 68901 Phone Number 402.705.3136 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kenneth Moore Street or Other Mailing Address 302 Minnesota Ave City Inavale State NE Zip Code 68952 Phone Number 402.746.0334 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	☐ Corrective	☐ Distribution	☐ Land Contract/Memo	☐ Partition	☐ Sheriff
☐ Cemetery	☐ Death Certificate - Transfer on Death	☐ Easement	☐ Lease	☐ Personal Rep.	☐ Trust/Trustee
		☐ 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					
☐ Auction	☐ Easement	☐ Foreclosure	☐ Irrevocable Trust	☐ Revocable Trust	☐ Transfer on Death
☐ Court Decree	☐ Exchange	☐ Grantor Trust	☐ Life Estate	☒ Sale	☐ Trustee to Beneficiary
		☐ 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?	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	☐ Yes ☒ No
18 Address of Property 302 Minnesota Ave Inavale, Nebraska	19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)
18a ☐ No address assigned 18b ☐ Vacant land	

20 Legal Description (Attach additional pages, if needed.) The West Half (W½) of Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17) and Eighteen (18), Block Eight (8), 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 \$ 7,000.00
23 Was non-real property included in the purchase?	23 \$ 0.00
☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	24 \$ 7,000.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption number	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions)	
☐ Yes ☒ No	
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No	

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

sign
here

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

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 06 Day 26 Yr. 2026	29 Value of Stamp or Exempt Number \$ 116.24	30 Recording Data BK 2026, Pg 1733
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Nebraska Department of Revenue

Form No. 96-269-2008 8-2025 Rev. Supersedes 96-269-2009 7-2024

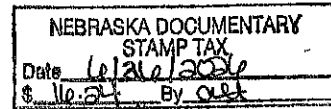
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

State of Nebraska } ss.
County of Webster }

BOOK 2006 PAGE 1733

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 26 day
of June A.D., 2026, at 10:05
o'clock A.M., Recorded in Book 2006
on Page 1733
Angela Davis County Clerk
\$10.00 Deputy
Ind. Comp. Assessor Carded



WARRANTY DEED

Richard Gene Strickland and Eleanor Strickland, husband and wife, GRANTOR, whether one or more, in consideration of SEVEN THOUSAND AND NO/100 DOLLARS (\$7,000.00) and other valuable consideration receipt of which is hereby acknowledged, conveys to Kenneth Moore, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half (W½) of Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17) and Eighteen (18), Block Eight (8), Original Town of Inavale, Webster County, Nebraska.

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

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

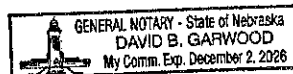
Executed June 26, 2026.

Richard Gene Strickland
Richard Gene Strickland

Eleanor Strickland
Eleanor Strickland

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June 26, 2026, by Richard Gene Strickland and Eleanor Strickland, husband and wife.



Comm. expires 12-2-26

David B. Garwood
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	1740	2/6/2026	Base: 91-0074				Affiliated:		Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
000324400		156		4 05		GeoCde	Tw	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value						4133			00	0	20030		002	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
6,820		135,765		142,585		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: BLUE HILL (BH)						A) 1	B) 01		C) 1	D) 1	E) 6	F) 3		

	Residential	Commercial
Multiple Improvements:	Multiple Improvements :	Multiple Improvements :
Construction Date:	Construction Date : 1978	Construction Date :
Floor:	Floor Sq. Ft. : 1,152	Floor Sq. Ft. :
Building Cost New:	Cost : 197,395	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:	
QCD; DISSOLUTION	
Comments from	Comments:

(Continue on back)

6530

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

156

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 <u>Webster</u>	2 County Number <u>415</u>	3 Date of Sale/Transfer Mo. <u>02</u> Day <u>06</u> Yr. <u>2026</u>	4 Date of Deed Mo. <u>06</u> Day <u>26</u> Yr. <u>2026</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>Melissa Lounsbury</u> Street or Other Mailing Address <u>308 Southall Rd</u> City <u>West Columbia</u> State <u>SC</u> Zip Code <u>29172</u> Phone Number <u>402 984 5702</u> Email Address <u>Lounsbury03@gmail.com</u>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>James Lounsbury</u> Street or Other Mailing Address <u>505 S. Cherry St</u> City <u>Blue Hill</u> State <u>NE</u> Zip Code <u>68930</u> Phone Number <u>402 984 3190</u> Is the grantee a 501(c)(3) organization? Yes ☒ No ☐ If Yes, is the grantee a 509(a) foundation? Yes ☒ No ☐ Email Address <u>Lounsbury.james@gmail.com</u>	

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	
☒ Improved	☒ Single Family	☐ Mineral Interests-Nonproducing	☐ State Assessed
☒ Unimproved	☐ Multi-Family	☐ Mineral Interests-Producing	☐ Exempt
☐ IOLL	☐ Commercial	☐ Industrial	☐ Mobile Home
☐ Agricultural	☐ Recreational		
8 Type of Deed			
☐ Bill of Sale	☐ Corrective	☐ Distribution	☐ Land Contract/Memo
☐ Cemetery	☐ Death Certificate - Transfer on Death	☐ Easement	☐ Lease
☐ Executor	☐ Mineral	☒ Quit Claim	☐ Sheriff
☐ Personal Rep.	☐ 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	☐ Easement	☐ Gift	☐ Life Estate
☒ Court Decree	☐ Exchange	☐ Grantor Trust	☐ Partition
☐ Irrevocable Trust	☐ Revocable Trust	☐ Transfer on Death	☐ Trustee to Beneficiary
☐ 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
☐ Brothers and Sisters	☐ Grandparents and Grandchild	☐ Spouse	☐ Other
☒ Ex-spouse	☐ Parents and Child	☐ Step-parent and Step-child	
14 What is the current market value of the real property?			
<u>\$142,585.00</u>			
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			
<u>505 S. Cherry St. Blue Hill NE 68930</u>			
19 Name and Address of Person to Whom the Tax Statement Should be Sent			
<u>US Bank</u>			
<u>Same</u>			
20 Legal Description (Attach additional pages, if needed.)			
<u>4103 to 6 Block 2 Blue Hill Sweeney's Addition</u>			

21 If agricultural, list total number of acres transferred in this transaction _____	22 \$ _____
22 Total purchase price, including any liabilities assumed.	23 \$ _____
23 Was non-real property included in the purchase?	24 \$ _____
☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption number <u>5a</u>	
26 Is an affidavit as described in <u>Neb. Rev. Stat. § 76-2.141</u> required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)	
☐ Yes ☒ No	
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No	

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

sign
here

James Lounsbury
Print or Type Name of Grantee or Authorized Representative

[Signature]
Signature of Grantee or Authorized Representative

Title

402 984 3190
Phone Number

6-26-2026
Date

Register of Deed's Use Only

28 Date Deed Recorded Mo. <u>6</u> Day <u>26</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ <u>Exempt # 5a</u>	30 Recording Data <u>BK 2026, Pg 1740</u>	For Dept. Use Only
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Nebraska Department of Revenue

Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020

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

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 26 day
of June A.D., 2026, at 3:09
o'clock P.M. Recorded in Book 226
on Page 1740

Sherry Harig County Clerk
10.00 LD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date <u>6-26-26</u>	
\$ <u>Exp \$ 50</u>	By <u>LD</u>

Prepared by: Nancy R. Shannon, Attorney at Law, 1221 N St., Ste. 801, Lincoln, NE 68508

QUITCLAIM DEED

Melissa M. Lounsbury, GRANTOR, whether one or more, for valuable consideration received, quit claims her interest in the following described real estate (as defined in Neb. Rev. Stat. § 76-201), together with any improvements thereon, to James H. Lounsbury, GRANTEE, located at 505 S. Cherry St. Blue Hill, Hall County, Nebraska, the same legally described as follows:

4 10 Lots 3 to 6 Block 2 Blue Hill Sweezys Addition

This transfer is pursuant to the Decree of Dissolution in the matter entitled *James H. Lounsbury vs. Melissa M. Lounsbury*, Case No. CI 25-41 in the District Court of Webster County, Nebraska.

Dated: February 6, 2026

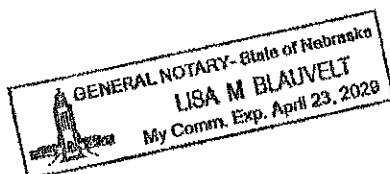
Melissa M. Lounsbury
Melissa M. Lounsbury

STATE OF NEBRASKA)
) ss:
COUNTY OF Adams)

The foregoing instrument was acknowledged before me by Melissa M. Lounsbury as her voluntary act on this 6th day of February, 2026.

[Signature]
Notary Public

4/23/2029
My commission expires



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date		School District Code									
91	2026	1741	2/6/2026		Base: 91-0074		Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
000325400		157		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value					4133			00	0	20030		006	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
3,630		2,660		6,290		Status	Property Type		Zoning		Location		City Size	Parcel Size
Assessor Location: BLUE HILL (BH)					A) 1	B) 01		C) 1		D) 1		E) 6	F) 2	

	Residential	Commercial	
Multiple Improvements:	Multiple. Improvements. :	Multiple. Improvements. :	
Construction Date:	Construction Date :	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; DISSOLUTION	
Comments from	Comments:
(Continue on back)	

Real Estate Transfer Statement

157

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.

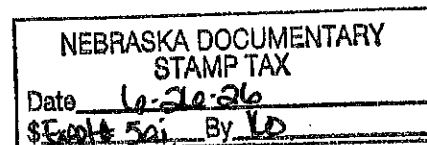
1 County Name <u>Webster</u>	2 County Number <u>415</u>	3 Date of Sale/Transfer Mo. <u>02</u> Day <u>06</u> Yr. <u>2026</u>	4 Date of Deed Mo. <u>06</u> Day <u>26</u> Yr. <u>2026</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>Melissa Lounsbury</u> Street or Other Mailing Address <u>308 Southall Rd</u> City <u>West Columbia</u> State <u>SC</u> Zip Code <u>29172</u> Phone Number <u>402 984 5702</u> Email Address <u>lounsbury03@gmail.com</u>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>James Lounsbury</u> Street or Other Mailing Address <u>505 S. Cherry Blue Hill NE</u> City <u>Blue Hill</u> State <u>NE</u> Zip Code <u>68730</u> Phone Number <u>402 984 3190</u> Is the grantee a 501(c)(3) organization? Yes ☐ No ☒ If Yes, is the grantee a 509(a) foundation? Yes ☐ No ☒ Email Address <u>lounsbury.james@gmail.com</u>	
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.			
(A) Status ☐ Improved ☒ Unimproved ☐ IOLL		(B) Property Type ☒ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☐ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ State Assessed ☐ Exempt	
(C) ☐ Mobile Home			
8 Type of Deed ☐ Conservator ☐ Bill of Sale ☐ Cemetery ☐ 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) by buyer or seller? ☐ Buyer ☐ Seller ☒ No		10 Type of Transfer ☐ Distribution ☐ Auction ☒ Court Decree ☐ 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? <u>\$ 6,290.00</u>		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 <u>909 W. Maple St.</u>		19 Name and Address of Person to Whom the Tax Statement Should be Sent <u>James Lounsbury</u> <u>505 S. Cherry St. Blue Hill NE 68730</u>	
18a ☐ No address assigned 18b ☐ Vacant land			
20 Legal Description (Attach additional pages, if needed.) <u>04 10 W 30' Lot 3 & All Lot 4 Block 6 Blue Hill Sweetzys Addition</u>			

21 If agricultural, list total number of acres transferred in this transaction _____	
22 Total purchase price, including any liabilities assumed.	22 \$ _____
23 Was non-real property included in the purchase? ☐ 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 \$ _____
25 If this transfer is exempt from the documentary stamp tax, list the exemption number <u>Exempt #5a</u>	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) ☐ Yes ☒ No	
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No	

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

sign here James Lounsbury Print or Type Name of Grantee or Authorized Representative
[Signature] Signature of Grantee or Authorized Representative
Title _____
Date 6-26-2026
Phone Number 402 984 3190

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>6</u> Day <u>26</u> Yr. <u>2026</u>	29 Value of Stamp or Exempt Number <u>\$ Exempt # 5a</u>	30 Recording Data <u>BK 2026 Pg 1741</u>

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 26 day
of June A.D., 2026, at 3:10
o'clock P. M. Recorded in Book 2026
on Page 1741
Dobey Harig County Clerk
10.00 LO Deputy
Ind. Comp Assessor Carded

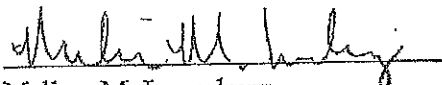
Prepared by: Nancy R. Shannon, Attorney at Law, 1221 N St., Ste. 801, Lincoln, NE 68508

QUITCLAIM DEED

Melissa M. Lounsbury, GRANTOR, whether one or more, for valuable consideration received, quit claims her interest in the following described real estate (as defined in Neb. Rev. Stat. § 76-201), together with any improvements thereon, to James H. Lounsbury, GRANTEE, located at 909 W. Maple St., Blue Hill, Hall County, Nebraska, the same legally described as follows:

0 4 10 W 30' Lot 3 & All Lot 4 Block 6 Blue Hill Sweezys Addition.

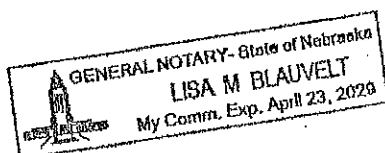
This transfer is pursuant to the Decree of Dissolution in the matter entitled *James H. Lounsbury vs. Melissa M. Lounsbury*, Case No. CI 25-41 in the District Court of Webster County, Nebraska.

Dated: February 6, 2026

Melissa M. Lounsbury

STATE OF NEBRASKA)
) ss:
COUNTY OF Adams)

The foregoing instrument was acknowledged before me by Melissa M. Lounsbury as her voluntary act on this 6th day of February, 2026.


Notary Public

4/23/2029
My commission expires


Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	1734	6/26/2026	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001002400		158		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value						4487	1	9	6	2	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
2,112,010				2,112,010		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 2	B) 05		C) 5	D) 3	E) 0	F) 9		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1		96.320		657,380		GRASSLAND 1G1		142.520		244,420				
1A		23.940		163,390		1G		5.540		9,500				
2A1		32.330		220,650		2G1		15.960		24,820				
2A		1.170		7,685		2G								
3A1		21.560		135,180		3G1		26.530		39,660				
3A						3G								
4A1		17.480		109,515		4G1		4.360		5,840				
4A		36.690		229,865		4G								
DRYLAND 1D1		0.510		1,685		Shelterbelt/Timber								
1D		51.040		168,685		Accretion								
2D1		0.640		2,005		Waste								
2D		8.270		25,925		Other								
3D1		5.580		16,545		AG LAND TOTAL		507.280		2,112,010				
3D						Roads		6.880						
4D1		2.740		8,015		Farm Sites								
4D		14.100		41,245		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		6.880						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRANSFER ON DEATH DEED; BETWEEN FAMILY	
Comments from	Comments:
001002400 001002700 001506601 001506700	

(Continue on back)

60140 15235
60160
65231

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

158

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 [X]		3 Date of Sale/Transfer Mo. 6 Day 26 Yr. 2026		4 Date of Deed Mo. 6 Day 26 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Nancy Somerhalder Street or Other Mailing Address 5505 S 124 St City Omaha State Ne Zip Code 68137 Phone Number 402 331 4563 Email Address nssinomaha@yahoo.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Patricia A Burdyny Revocable Trust dsated Sept 2, 2022 Street or Other Mailing Address 9468 Dewey City Omaha State Ne Zip Code 68114 Phone Number 4023935596 Is the grantee a 501(c)(3) organization? [X] Yes [] No If Yes, is the grantee a 509(a) foundation? [] Yes [X] No Email Address patricia.burdyny@kutakrock.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 ☒ Unimproved ☐ IOLL		☐ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☒ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ State Assessed ☐ Exempt ☐ Mobile Home					
8 Type of Deed ☐ Conservator ☐ Bill of Sale ☐ Cemetery ☐ Distribution ☐ Corrective ☒ Death Certificate - Transfer on Death ☐ Land Contract/Memo ☐ Easement ☐ Executor ☐ Partition ☐ Lease ☐ Mineral ☐ Sheriff ☐ Personal Rep. ☐ Trust/Trustee ☐ Quit Claim ☐ Warranty ☐ Other							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☒ No		10 Type of Transfer ☐ Distribution ☐ Auction ☐ Court Decree ☐ Foreclosure ☐ Easement ☐ Exchange ☐ Grantor Trust ☐ Irrevocable Trust ☐ Gift ☐ Partition ☐ Revocable Trust ☐ Life Estate ☐ Sale ☐ Satisfaction of Contract ☒ Transfer on Death ☐ Trustee to Beneficiary ☐ Other (Explain)					
11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No				12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☒ Yes ☐ No ☒ Aunt or Uncle to Niece or Nephew ☒ Family Corp., Partnership, or LLC ☐ Self ☐ Other ☒ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse ☐ Ex-spouse ☐ Parents and Child ☐ Step-parent and Step-child							
14 What is the current market value of the real property? \$550000				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %			
16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No			
18 Address of Property				19 Name and Address of Person to Whom the Tax Statement Should be Sent Patricia Burdyny 9468 Dewey Omaha, Ne 68114			
18a ☒ No address assigned				18b ☐ Vacant land			

20 Legal Description (Attach additional pages, if needed.)
25% Somerhalder Farms LLC, 37.5 % Willow Creek Farms LLC, 50% Willow Creek 2 Farm (all in Webster Co)
Legal description 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 _____			
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.

Nancy Somerhalder

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Owner
Title

4023314563

Phone Number

6/26/2026

Date

sign
here

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 6 Day 26 Yr. 2026	29 Value of Stamp or Exempt Number \$ Exempt # 16	30 Recording Data BK 2026, Pg 1734
--	--	---------------------------------------

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

EXHIBIT A

The Southeast Quarter (SE 1/4) of Section Thirty-Six (36), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; EXCEPT tracts conveyed to the State of Nebraska for highway recorded in Book 29, Page 491, and Book 2006, Page 984, and the terms and conditions thereof.

AND

East half of the Northwest Quarter (E1/2NE1/4) and the West half of the Northwest Quarter (W1/2NW1/4) and the West half of the Southwest Quarter (W1/2SW1/4), and the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) and the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4), all in Section Six (6), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

EXHIBIT A

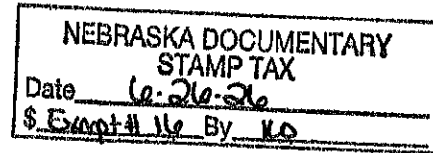
LEGAL DESCRIPTION

A tract of land located in the Southwest Quarter of Section 36, Township 2 North, Range 10 West of the 6th P.M., Webster County, Nebraska being described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 36; thence N01°26'56"W (assumed bearing) on the East line of said Southwest Quarter, distance of 727.81 feet to the Point of Beginning; thence continuing N01°26'56"W, on said East line, a distance of 1927.44 feet to the Northeast corner of said Southwest Quarter; thence S88°53'28"W, on the North line of said Southwest Quarter, a distance of 633.02 feet; thence S20°22'44"W, a distance of 155.21 feet; thence S42°19'04"W, a distance of 410.24 feet; thence S01°05'09"E, a distance of 852.75 feet; thence S85°36'55"E, a distance of 121.91 feet; thence S16°27'58"E, a distance of 812.77 feet; thence N74°44'22"E, a distance of 667.32 feet to the Point of Beginning.

INCLUDING a 30 foot access easement located in the Southwest Quarter of Section 36, Township 2 North, Range 10 West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 36; thence N01°26'56"E (assumed bearing) on the East line of said Southwest Quarter, a distance of 70.57 feet to the North right-of-way line of U.S. Highway 136 as recorded in Deed Record Book 2006, Page 233, this being the Point of Beginning; thence continued N01°26'56"W, on the East line of said Southwest Quarter, a distance of 657.24 feet; thence S74°44'22"W, a distance of 30.89 feet; thence S01°26'56"E, parallel with the East line of said Southwest Quarter, a distance of 650.47 feet to the North right-of-way line of said U.S. Highway 136; thence N 87°22'53"E on said North line, a distance of 30.01 feet to the Point of Beginning;

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 26 day
 of June A.D., 2026, at 2:09
 o'clock P. M. Recorded in Book 2026
 on Page 1734-1739
Abbey Harig County Clerk
LD KS Deputy
 Ind. Comp. Assessor Carded



Prepared by and Upon Recording
Return To:

Kutak Rock LLP
 1650 Farnam Street
 Omaha, NE 68102-2186
 Attention: Patricia A. Burdyny

TRANSFER ON DEATH DEED

NANCY S. SOMERHALDER, an individual and resident of the State of Nebraska ("Transferor"), whose address is 5505 S. 124th St., Omaha, NE 68137, transfers to (a) PATRICIA ANN BURDYN, TRUSTEE AND HER SUCCESSORS IN TRUST UNDER THE PATRICIA ANN BURDYN REVOCABLE TRUST DATED SEPTEMBER 2, 2022, as primary transferee ("Primary Transferee"), and, (b) if the Primary Transferee does not survive Transferor, Transferor transfers to MICHAEL R.S. BURDYN, MATTHEW J.R. BURDYN AND ALEXANDRA K.R. BURDYN equal shares as tenants in common ("Alternate Transferees"; the Primary Transferee and the Alternate Transferees are referred to herein individually and collectively as "Transferee"), each of whose address is 9468 Dewey Cir. Omaha, NE 68114, all of Transferor's right, title and interest in the following described real estate and improvements thereon located in Webster County, Nebraska, to wit (the "Property"):

See Exhibit "A" attached hereto and incorporated herein.

This Transfer On Death Deed is made pursuant to Neb. Rev. Stat. §76-3401 et. seq. The transfer of the Property pursuant to this Transfer On Death Deed shall be effective upon the Transferor's death.

The following warnings are required pursuant to Neb. Rev. Stat. §76-3410(b)(1):

WARNING: The Property transferred remains subject to inheritance taxation in Nebraska to the same extent as if owned by the Transferor at death. Failure to timely pay inheritance taxes is subject to interest and penalties as provided by law.

WARNING: The Transferee is personally liable, to the extent of the value of the property transferred, to account for Medicaid reimbursement to the extent necessary to discharge any such claim remaining after application of the assets of the Transferor's estate. The Transferee may also be personally liable, to the extent of the value of the property transferred, for claims against the estate, statutory allowances to the

Transferor's surviving spouse and children, and the expenses of administration to the extent needed to pay such amounts by the personal representative.

WARNING: The Department of Health and Human Services may require revocation of this deed by a Transferor, a Transferor's spouse, or both a Transferor and the Transferor's spouse in order to qualify or remain qualified for Medicaid assistance.

WARNING: Property insurance on the transferred Property may expire thirty days after the death of the transferor. Unless the Transferor has added the Transferee as an insured or additional named insured to the property insurance policy of the transferred Property, any property insurance coverage of the transferred Property will end on the earliest to occur of the following after the Transferor's death: The end of the policy period as determined as if the Transferor was still living; the date the Transferee obtains alternative coverage; or thirty days after the Transferor's death only if any premium required for the additional days beyond the policy period is paid.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK – SIGNATURE PAGES FOLLOW]

Executed on this 5 day of June, 2026

I, Nancy Somerhelder, the Transferor, sign my name to this instrument this 5 day of June, 2026, and being first duly sworn, do hereby declare to the undersigned authority that I sign and execute this Transfer On Death Deed to transfer my interest in the described real property and that I sign it willingly or willingly direct another to sign for me, that I execute it as my free and voluntary act for the purpose therein expressed, that I am eighteen years of age or older or am not at this time a minor, and that I am of sound mind and under no constraint or undue influence.

Transferor:

Nancy Somerhelder

Witness for

Nancy Somerhelder

Bonnie Armstrong

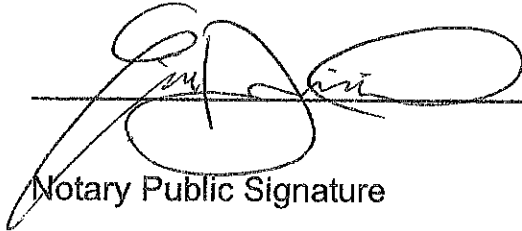
Gloria Gray

NEBRASKA NOTARY ACKNOWLEDGMENT

THE STATE OF NEBRASKA

COUNTY OF DOUGLAS

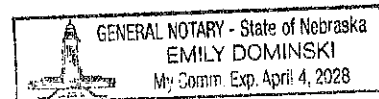
The foregoing instrument was acknowledged before me this 5th day of JUNE in the year 2026, by NANCY S. SOMERHARDT, (name of person acknowledging).



Notary Public Signature

Print EMILY DOMINSKI

Title NOTARY PUBLIC



(Seal)

EXHIBIT A

The Southeast Quarter (SE 1/4) of Section Thirty-Six (36), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; EXCEPT tracts conveyed to the State of Nebraska for highway recorded in Book 29, Page 491, and Book 2006, Page 984, and the terms and conditions thereof.

AND

East half of the Northwest Quarter (E1/2NE1/4) and the West half of the Northwest Quarter (W1/2NW1/4) and the West half of the Southwest Quarter (W1/2SW1/4), and the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) and the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4), all in Section Six (6), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

EXHIBIT A

(continued)

LEGAL DESCRIPTION

A tract of land located in the Southwest Quarter of Section 36, Township 2 North, Range 10 West of the 6th P.M., Webster County, Nebraska being described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 36; thence N01°26'56"W (assumed bearing) on the East line of said Southwest Quarter, distance of 727.81 feet to the Point of Beginning; thence continuing N01°26'56"W, on said East line, a distance of 1927.44 feet to the Northeast corner of said Southwest Quarter; thence S88°53'28"W, on the North line of said Southwest Quarter, a distance of 633.02 feet; thence S20°22'44"W, a distance of 155.21 feet; thence S42°19'04"W, a distance of 410.24 feet; thence S01°05'09"E, a distance of 852.75 feet; thence S85°36'55"E, a distance of 121.91 feet; thence S16°27'58"E, a distance of 812.77 feet; thence N74°44'22"E, a distance of 667.32 feet to the Point of Beginning,

INCLUDING a 30 foot access easement located in the Southwest Quarter of Section 36, Township 2 North, Range 10 West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 36; thence N01°26'56"E (assumed bearing) on the East line of said Southwest Quarter, a distance of 70.57 feet to the North right-of-way line of U.S. Highway 136 as recorded in Deed Record Book 2006, Page 233, this being the Point of Beginning; thence continued N01°26'56"W, on the East line of said Southwest Quarter, a distance of 657.24 feet; thence S74°44'22"W, a distance of 30.89 feet; thence S01°26'56"E, parallel with the East line of said Southwest Quarter, a distance of 650.47 feet to the North right-of-way line of said U.S. Highway 136; thence N 87°22'53"E on said North line, a distance of 30.01 feet to the Point of Beginning;

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	1756	6/29/2026	Base: 91-0002				Affiliated:		Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
000140200		159		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10025		007	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,970		73,940		75,910		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)						A) 1	B) 01		C) 1	D) 1	E) 6	F) 2		

		Residential				Commercial			
Multiple Improvements:		Multiple Improvements. :				Multiple Improvements. :			
Construction Date:		Construction Date : 1913				Construction Date :			
Floor:		Floor Sq. Ft. : 1,398				Floor Sq. Ft. :			
Building Cost New:		Cost : 285,755				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: 40				(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)

Real Estate Transfer Statement

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

159

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. 06 Day 29 Yr. 2026

4 Date of Deed

Mo. 06 Day 19 Yr. 2026

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

Grantor's Name (Seller)
Van Beber Properties, LLCStreet or Other Mailing Address
1132 Bumps River Road

City

Centerville

State
MAZip Code
02632

Phone Number

785-338-1707

Email Address

n/a

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

Grantee's Name (Buyer)

Kory McCracken

Street or Other Mailing Address
528 N Walnut St

City

Red Cloud

State
NEZip Code
68970Phone Number
402-746-3613Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation?☐ Yes ☒ No
☐ Yes ☒ NoEmail 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

☒ Improved☐ Unimproved☐ IOLL

(B) Property Type

☒ Single Family☐ Multi-Family☐ Commercial☐ Industrial☐ Agricultural☐ Recreational☐ Mineral Interests-Nonproducing☐ Mineral Interests-Producing☐ State Assessed☐ Exempt

(C)

☐ Mobile Home

8 Type of Deed

☐ Conservator☐ Bill of Sale☐ Cemetery☐ 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?

\$75,910

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

☐ Yes☒ No

\$ _____ %

16 Does this conveyance divide a current parcel of land?

☐ Yes☒ No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

☐ Yes☒ No

18 Address of Property

741 N Chestnut St

Red Cloud, NE 68970

18a ☐ No address assigned18b ☐ Vacant land19 Name and Address of Person to Whom the Tax Statement Should be Sent
Same as Grantee

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

Lot One (1) and the North Half of Lot Two (2), Block Seven (7), LeDuc's Addition to Red Cloud, Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed.

23 Was non-real property included in the purchase?

☐ Yes☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)

24 Adjusted purchase price paid for real estate (line 22 minus line 23)

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☒ No27 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.

David Garwood

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney

Title

(402) 746-3613

Phone Number

06/29/2026

Date

Register of Deed's Use Only

28 Date Deed Recorded

Mo. 6 Day 29 Yr. 26

29 Value of Stamp or Exempt Number

\$ 127.60

30 Recording Data

BK 2026, Pg 1756

For Dept. Use Only

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 29 day
of June A.D., 2026, at 3:07
o'clock P M. Recorded in Book 2026
on Page 1756
Abbey Harig County Clerk
10.00 LO Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date <u>6-29-26</u>	
\$ <u>127.40</u>	By <u>LO</u>

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 Kory McCracken, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot One (1) and the North Half of Lot Two (2), Block Seven (7), 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 06 19, 2026.

Van Beber Properties, LLC

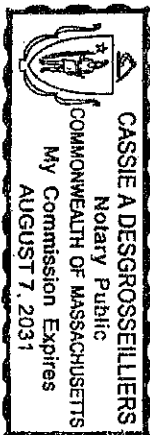
Charles R. Van Beber
Charles R. Van Beber, Member

STATE OF MASSACHUSETTS, COUNTY OF Barnstable) ss.

The foregoing instrument was acknowledged before me on June 19, 2026, by Charles R. Van Beber, Member, on behalf of Van Beber Properties, LLC, a Colorado limited liability company.

Comm. expires August 7, 2031

Cassie A. Desrosiers
Notary Public



Residential & Commercial Sales Worksheet

[illegible]

Real Estate Transfer Statement

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

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 30 Yr. 2026	4 Date of Deed Mo. 6 Day 25 Yr. 2026
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Attached Street or Other Mailing Address City State Zip Code Phone Number Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Denny L. Smith and Lori L. Smith Street or Other Mailing Address 530 E State St City Guide Rock State NE Zip Code 68942 Phone Number 402-257-2077 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 ☒ Improved ☐ Unimproved ☐ IOLL	(B) Property Type ☒ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☐ Agricultural ☐ Recreational	(C) ☐ Mobile Home

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☒ No	10 Type of Transfer ☐ Auction ☐ Court Decree ☐ Exchange ☐ Distribution ☐ Easement ☐ Foreclosure ☐ Gift ☐ Grantor Trust ☐ Irrevocable Trust ☐ Life Estate ☒ 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? 12,000	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %
---	--

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

18 Address of Property 528 E State Street Guide Rock, NE 68942	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantees
--	--

18a ☐ No address assigned	18b ☐ Vacant land
--	--

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

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

22 Total purchase price, including any liabilities assumed.	22 \$ 12,000.00
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 \$ 12,000.00
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.

Denny L. Smith

Print or Type Name of Grantee or Authorized Representative

402-257-2077

Phone Number



Grantee

6/25/2026

Title

Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 6 Day 30 Yr. 2026	29 Value of Stamp or Exempt Number \$ 27.84	30 Recording Data BL 2026, Pg 1769
--	--	---------------------------------------

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

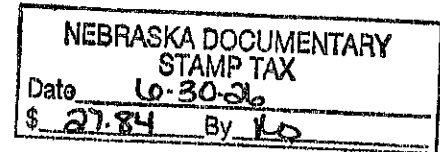
LeRoy L. Kile, Jr. and Gena Kile
2605 W 6th
Hastings, NE 68901
402-461-3487

Gene Allen Kile and Tina Kile
P O Box 186
Lawrence, NE 68957
402-621-0143

Leann L. Billesbach and Travis Billesbach
922 P Street
Franklin, NE 68939
402-619-2626

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 30 day
of June A.D., 20 26, at 3:23
o'clock P M. Recorded in Book 2026
on Page 1769-1771
Alley Harig County Clerk
22.00 10 Deputy
Ind Comp Assessor Carded



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

JOINT TENANCY WARRANTY DEED

LeRoy L. Kile, Jr. and Gena Kile, husband and wife; Gene Allen Kile and Tina Kile, husband and wife; and Leann L. Billesbach and Travis Billesbach, wife and husband Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Denny L. Smith and Lori L. Smith, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

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

Grantors covenant, jointly and severally, if more than one, with Grantees 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 June 25, 2026.

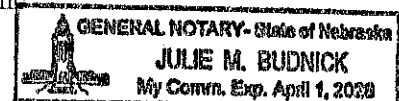
LeRoy L. Kile, Jr.
LeRoy L. Kile, Jr.

Gena Kile
Gena Kile

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me on June 25, 2026 by LeRoy L. Kile, Jr. and Gena Kile, husband and wife.

Julie M. Budnick
Notary Public

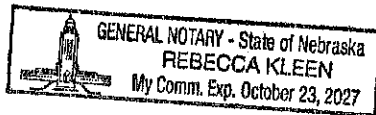


Gene Allen Kile
Gene Allen Kile

Tina Kile
Tina Kile

STATE OF NEBRASKA)
COUNTY OF Nuckolls) ss.

The foregoing instrument was acknowledged before me on June 23, 2026 by Gene Allen Kile and Tina Kile, husband and wife.

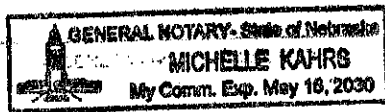


Rebecca Kleen
Notary Public

Leann L. Billesbach Travis Billesbach

STATE OF NEBRASKA)
COUNTY OF Franklin) ss.

The foregoing instrument was acknowledged before me on June 23, 2026 by Leann L. Billesbach and Travis Billesbach, wife and husband.



Michelle Kahrs
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	1779	6/29/2026	Base: 01-0123		Affiliated:			Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
000503500		161		1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4131					00	0	30005		007	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
2,455		19,305		21,760		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: BLADEN (BLA)				A) 1		B) 01		C) 1		D) 1	E) 7	F) 3		

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1925	Construction Date :
Floor:	Floor Sq. Ft. : 1,374	Floor Sq. Ft. :
Building Cost New:	Cost : 190,540	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)

Real Estate Transfer Statement

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

FORM
521

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

1 County Name Webster - 01	2 County Number	3 Date of Sale/Transfer Mo. 06 Day 29 Yr. 2026	4 Date of Deed Mo. 06 Day 22 Yr. 2026
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) William Bogataj & Suzanne Bogataj Street or Other Mailing Address 28460 Vintage Lane City Prohatoula State LA Zip Code 70454 Phone Number (225) 772-4459 Email Address suzanne.b.bogataj@ol.com		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Providence Land, LLC Street or Other Mailing Address 932 Road X City Bladen State NE Zip Code 68928 Phone Number (402) 984-1784 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address keith@greenoover.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 ☐ Unimproved ☐ I.O.L.	☒ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☐ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ State Assessed ☐ Exempt	☐ Mobile Home

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

9 Was transfer part of IRS like-kind exchange (I.R.O. § 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? \$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 KW Slouland ☐ No
---	--

18 Address of Property 310 North Thorne Street, Bladen, NE 68928	19 Name and Address of Person to Whom the Tax Statement Should be Sent same as #6
--	---

18a ☐ No address assigned	18b ☐ Vacant land
--	--

20 Legal Description (Attach additional pages, if needed.) Lots Fourteen (14), Fifteen (15) and Sixteen (16), Block Six (6), Original Town of Bladen, 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 \$ 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 \$ 1
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. § 79-2.14 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) ☐ Yes ☒ No
--

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

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

sign here	Print or Type Name of Grantee or Authorized Representative Keith D. Burns, Member	Grantee Providence Land, LLC	(402) 984-1784 Phone Number
	Signature of Grantee or Authorized Representative	Title	06/29/2026 Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 7 Day 2 Yr. 26	29 Value of Stamp or Exempt Number \$ 92.80	30 Recording Data BK 2026, Pg. 1779



This is a legally binding agreement. If not understood, seek legal advice.
Professional Service Fees and Agreement Terms are not regulated by law.
Each brokerage firm individually determines the compensation it charges for services rendered.

The REALTOR® negotiating this agreement is a member of the
National Association of REALTORS® and as such is governed by its
Code of Ethics and Rules and Regulations.



300

BUYER AGENCY AGREEMENT

For use exclusively by members of the Great Plains Regional MLS, LLC

Travis Berns (individually or collectively,
Buyer), contracts with Keller Williams Heartland (Broker) for the purposes and under the
terms set forth below, with the name of my specified Buyer's agent to be Jacob Lovejoy (Agent).
All responsibilities and duties of Broker shall also be the responsibilities and duties of Agent.

1. Professional Services of Buyer's Agent. Broker is engaged by Buyer for the purpose of Broker providing a variety of professional services to Buyer related to the intended purchase of property, which may include a) identifying and arranging for showings of properties, b) communicating with sellers and their agents to obtain information, c) sharing guidance related to the buying process, d) reviewing listing and disclosures, e) negotiating and securing a purchase agreement, f) guiding the Buyer through the process of closing. In consideration of Broker's agreement to use Broker's best efforts to locate a property for Buyer to purchase at a price and upon terms acceptable to Buyer, the Buyer grants to Broker the right to conduct negotiations for Buyer's purchase of real property.

2. Compensation of Broker. Buyer agrees to pay to Broker for professional services rendered as follows (check all that apply):

☐ **Percentage.** A percentage fee of _____ % of the gross sale price of the property purchased in addition to all other fees in this Section 2.

☐ **Flat Fee.** A fee of \$ _____, in addition to the percentage and other fees in this Section 2.

☒ **Broker Commission.** A broker commission of \$ 895, in addition to all other fees in this Section 2.

The fees stated above are due and payable upon closing of the purchase of the property, except as set forth in Section 3, below. **BUYER ACKNOWLEDGES THAT BROKER COMMISSIONS ARE NOT SET BY LAW AND ARE FULLY NEGOTIABLE.**

Broker Compensation Disclosure. Buyer agrees that Broker may accept compensation from the seller or the seller's agent as a result of Buyer's purchase of property. Any compensation received from the Seller or Seller's agent shall be disclosed to Buyer and applied as a credit to the fee due from the Buyer as shown above. Buyer acknowledges that Buyer is obligated to pay to Broker the difference between the compensation owed under this Agreement and compensation paid to Broker by seller or the seller's agent. Compensation paid to Broker by seller or seller's agent may not exceed the compensation due to Broker pursuant to this Agreement.

3. Failure to Close. If the Seller of a transaction made with Buyer fails to close the agreement through no fault of the Buyer, the fee owed to Buyer's Agent shall be waived. If Buyer refuses to close the transaction for any reason other than as agreed with the seller in the original agreement, the fee shown above shall be due and payable immediately.

4. Term of Agreement. The term of this Agreement shall begin 06/07/2026 and end 08/01/2026. If within 60 days after the end of the term of this Agreement, Buyer purchases or options any property which was introduced to Buyer or shown to Buyer due to Broker's efforts under this Agreement, Broker shall be entitled to payment of compensation hereunder despite the earlier termination of this Agreement. In the event that this Agreement is terminated after the Buyer has entered into a purchase agreement, Agent will still be entitled to compensation under this Agreement upon closing. Any renewal or extension of this Agreement shall be in writing and shall bear the signatures of all parties to the original agreement. The term of this Agreement may be ended prior to the end date by Broker or Buyer, effective upon written notice to the other party.

5. **Previous Broker Engagement.** Buyer represents that Buyer is not actively engaged with any other brokers or agents to represent Buyer in the purchase of any property:

☒ none or ☐ _____ (name actively engaged brokers or agents).

6. **Scope and Limitation of Broker's Agency.** The professional services provided by Broker under this Agreement shall be modified as follows (list specific properties, circumstances or terms limiting or modifying the scope of Buyer's relationship with Broker):

In the event of any conflict between the provisions of this Section 6 and any other Section of this Agreement, the provisions of this Section 6 shall control. If no limitation of scope of representation is identified in this Section 6, the Broker is presumed to be retained as the exclusive broker of Buyer for the term of this Agreement.

7. **Agency Disclosure.** Buyer understands that Agent currently serves as the agent for both sellers and purchasers for the purpose of sale of real property, and Buyer is aware that Agent may be the agent for a seller of property that Buyer becomes interested in acquiring. If Buyer becomes interested in a property listed with Agent, Agent shall immediately notify Buyer that Agent is serving as the agent of the seller of the property. Buyer consents that Agent may act as a Dual Agent in the sale of the listed property. If Agent serves as a Dual Agent, Agent shall make no representations to seller of the price Buyer is willing to pay for the property except as set forth in the purchase agreement submitted by Buyer, nor any representation to Buyer of the price Seller is willing to accept for the property except as set forth in the Listing Agreement. Agent shall not make any other representations to Seller that would violate Agent's agency relationship with Buyer, nor any representations to Buyer that would violate Agent's agency relationship with seller. Buyer acknowledges that if a Dual Agency exists, the ability of Agent to represent either party fully and exclusively is limited. If a Dual Agency situation develops, Buyer agrees to sign a Consent to Dual Agency.

8. **Duties and Obligations of Buyer's Agent.** Buyer's Agent shall have the following duties and obligations:

- 8.1 To perform the terms of any written agreement made with Buyer;
- 8.2 To exercise reasonable skill and care for Buyer;
- 8.3 To promote the interest of Buyer with the utmost good faith, loyalty and fidelity including:
 - 8.3.1 Seeking the price and terms which are acceptable to Buyer except the Buyer's Agent shall not be obligated to seek other properties while Buyer is a party to a contract to purchase property;
 - 8.3.2 Presenting all written offers to and from Buyer in a timely manner regardless of whether the property is subject to a contract for sale;
 - 8.3.3 Disclosing in writing to Buyer all adverse material facts actually known by the Buyer's Agent; and
 - 8.3.4 Advising Buyer to obtain expert advice as to material matters about which the Buyer's Agent knows but the specifics of which are beyond the expertise of the Buyer's Agent;
- 8.4 To account in a timely manner for all money and property received;
- 8.5 To comply with all requirements of Neb. Rev. Stat. §§76-2401 to 76-2430, the Nebraska Real Estate License Act, and any rules or regulations developed pursuant to such sections or act;
- 8.6 To comply with any applicable federal, state and local laws, rules, regulations and ordinances, including fair housing and civil rights statutes and regulations.

9. **Confidential Information.** Broker, acting as Buyer's Agent or a seller's agent, shall not disclose any confidential information about the client without the client's written permission, unless disclosure is required by statute, rule, or regulation, or failure to disclose the information would constitute fraudulent misrepresentation. No cause of action shall arise against a Broker acting as a Buyer's Agent or a seller's agent for making any required or permitted disclosure.

10. **Nondiscrimination.** It is unlawful to discriminate against any person in the terms, conditions or privileges of sale, purchase or lease of a dwelling or in the provision of services or facilities in connection therewith because of race, color, religion, national origin, ethnic origin, familial status, sex (including gender identity and sexual orientation) handicap or disability. Local laws may apply to prohibit other kinds of discrimination.

11. **Copy of Agreement and Disclosure.** Receipt of a copy of this Agreement is acknowledged, as well as the Agency Disclosure Information for Buyers and Sellers, incorporated by reference herein.

12. **Authority to Sign.** The undersigned represents to Broker that the undersigned is either acting on his or her own behalf in the purchase of real estate or is duly empowered and/or authorized, on behalf of any entity or as a properly authorized fiduciary, to enter into this Agency Agreement and create a valid and binding contract, and to make a valid and binding purchase agreement to acquire real estate.

Subject to the foregoing, the parties affirm and adopt this Agreement.

Keller Williams Heartland Broker Firm Name			Travis Berns Buyer Printed Name(s)		
Broker Office Address			Buyer Address		
City	State	Zip	City	State	Zip
Agent Phone Number			Buyer Phone Number(s)		
Agent Email Address			travis@greencover.com Buyer Email Address(s)		
Jacob Lovejoy Agent Printed Name			Travis Berns Buyer Signature		
Date			Date		
Agent Signature			Buyer Signature		
Date			Date		

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 07/02/26
\$ 92.80 By AS

Bk 2026, Pg 1779

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 July A.D., 2026, at 12:55
o'clock PM. Recorded in Book 2026
on Page 1779

Allyssa Wang

County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

Return to:
Consumer Title and Escrow LLC
301 S. 70th St. Ste. 130-A
Lincoln, NE 68510

06-26-2374

WARRANTY DEED

William Bogataj and Suzanne Bogataj, a married couple ("GRANTOR"), in consideration of \$1.00 and other valuable consideration received from Providence Land, LLC, a Nebraska Limited Liability Company ("GRANTEE"), conveys to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. § 76-201):

Lots Fourteen (14), Fifteen (15) and Sixteen (16), Block Six (6), Original Town of Bladen,
Webster County, Nebraska, according to the recorded plat thereof.

GRANTOR covenants with GRANTEE that GRANTOR

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

Executed on this 22 day of JUNE, 2026

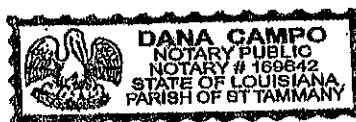
William Bogataj
William Bogataj

Suzanne Bogataj
Suzanne Bogataj

STATE OF Louisiana)
COUNTY OF St. Tammany Parish) ss.

The foregoing Warranty Deed was acknowledged before me on 22 day of
JUNE, 2026 by William Bogataj and Suzanne Bogataj, a married couple.

Dampu
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2026	1857	6/12/2026	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001701001	162	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	3	2	00000		000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
43,520	451,050	494,570		Status	Property Type	Zoning	Location	City Size	Parcel Size			
	Irrigation Type:			A) 1	B) 01	C) 5	D) 2	E) 0	F) 5			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G								
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL								
3D				Roads				0.260				
4D1				Farm Sites				1.000			13,840	
4D				Home Sites				2.500			29,680	
				Recreation								
Dwellings			406,635	Other								
Outbuildings			44,415	Non-AG TOTAL				3.760			43,520	

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

Real Estate Transfer Statement

162

FORM
521

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

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

1 County Name Webster - 91	2 County Number 91	3 Date of Sale/Transfer Mo. 6 Day 12 Yr. 2026	4 Date of Deed Mo. 6 Day 12 Yr. 2026
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Matthew D. Utecht Street or Other Mailing Address 150 N. Stephens City Lawrence State NE Zip Code 68957 Phone Number 402-984-3765 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jennifer J. Utecht Street or Other Mailing Address 2467 Rd 1625 City Blue Hill State NE Zip Code 68930 Phone Number 402-469-3261 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Email Address mjutecht@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 ☐ Unimproved ☐ IOLL	☒ Single Family ☐ Multi-Family ☐ Commercial	☐ Industrial ☐ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing	☐ State Assessed ☐ Exempt ☐ Mobile Home
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
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? \$494,570.00		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 2467 Rd 1625 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 Jennifer Utecht 2467 Rd 1625 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 _____

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)(i)			
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) ☐ Yes ☒ No			
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No			

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

Jennifer J. Utecht

402-469-3261

Print or Type Name of Grantee or Authorized Representative

Phone Number

sign
here

Signature of Grantee or Authorized Representative

Grantee

6/12/26

Title

Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 7 Day 8 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt # Sai	30 Recording Data BK2026, Pg 1857
---	---	--------------------------------------

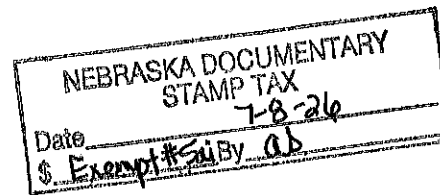
Part of the West Half of the Northwest Quarter (W1/2 NW1/4) of Section Three (3), Township Four (4) North, Range Ten (10), West of the 6th P.M. Webster County, Nebraska more particularly described as follows:

Commencing at the Southeast corner of the West Half of the Northwest Quarter (W1/2 NW1/4), thence North a distance of 848 feet to the Point of Beginning; thence West a distance of 208 feet; thence North a distance of 416 feet, thence East a distance of 208 feet, thence South a distance of 416 feet to the Point of Beginning.

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 July A.D., 2026, at 1:01
o'clock PM. Recorded in Book 2026
on Page 1857

Abbey Harris County Clerk
10.00 Deputy
Ind. Comp Assessor Carded



RETURN TO: Jennifer J. Utecht
2467 Rd 1625
Blue Hill, NE 68930

QUITCLAIM DEED

MATTHEW D. UTECHT, former spouse of the grantee, GRANTOR, whether one or more, in consideration One Dollar (\$1.00) and pursuant to the Decree of Dissolution in Webster County District Court, Case No. CI23-29 receipt of which is hereby acknowledged, quitclaims and conveys to, JENNIFER J. UTECHT, GRANTEE, the following described real estate (as defined in Neb. Rev. of Stat. 76-201):

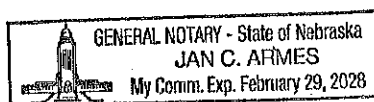
(W1/2 NW1/4) of Section Three (3), Township Four (4) North, Range Ten (10), West of the 6th P.M. Webster County, Nebraska more particularly described as: Commencing at the Southeast corner of the West Half of the Northwest Quarter (W1/2 NW1/4), thence North a distance of 848 feet to the Point of Beginning; thence West a distance of 208 feet; then North a distance of 416 feet, thence East a distance of 208 feet, thence South a distance of 416 feet to the Point of Beginning.

Executed: June 12, 2026.

Matthew D. Utecht

STATE OF NEBRASKA)
COUNTY OF Adams) ss.

The foregoing instrument was acknowledged before me on the 12th day of June, 2026, by Matthew D. Utecht, former spouse of Grantee.



Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2026	1916	7/8/2026	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001811200	163	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491	1	11	29	0	00000	1	000	8125
Land	Improvements	Total		Date of Sale Property Classification Code								
1,827,385	214,345	2,041,730		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:				A) 2	B) 05		C) 5	D) 3	E) 0	F) 10		
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	235.160	403,185						
1A	5.520	28,125		1G	50.110	84,480						
2A1				2G1	303.800	472,410						
2A	0.240	1,155		2G	248.120	385,825						
3A1	12.230	55,465		3G1	34.770	51,925						
3A				3G	14.610	21,840						
4A1				4G1	0.400	535						
4A	1.110	5,035		4G	21.490	10,745						
DRYLAND 1D1				Shelterbelt/Timber								
1D	51.590	170,505		Accretion								
2D1				Waste		3.770		1,885				
2D	7.730	24,235		Other								
3D1				AG LAND TOTAL		1,014.990		1,788,545				
3D				Roads		14.850						
4D1	16.020	46,860		Farm Sites		1.000		13,840				
4D	8.320	24,335		Home Sites		1.000		25,000				
				Recreation								
Dwellings		134,955		Other								
Outbuildings		79,390		Non-AG TOTAL		16.850		38,840				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER TO REV TRUST	
Comments from	Comments:
001811200 001809100 001811500 001811600 001912100	

(Continue on back)

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91	2 County Number 91	3 Date of Sale/Transfer Mo. 07 Day 08 Yr. 2026	4 Date of Deed Mo. 07 Day 08 Yr. 2026
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Robert D Minnick Street or Other Mailing Address 782 HWY 136 City Red Cloud State NE Zip Code 68970 Phone Number 402-746-2465 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Robert D Minnick, Trustee of the Robert D. Minnick Rvoc Trust Street or Other Mailing Address 782 HWY 136 City Red Cloud State NE Zip Code 68970 Phone Number 402-746-2465 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes ☐ No ☒ 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 ☐ Unimproved ☐ IOLL	☐ Single Family ☐ Multi-Family ☐ Commercial	☐ Industrial ☒ Agricultural ☐ Recreational	☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ State Assessed ☐ Exempt ☐ Mobile Home

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

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

14 What is the current market value of the real property? \$2,041,000.00	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 782 HWY 136 - rural Red Cloud, NE 68790	19 Name and Address of Person to Whom the Tax Statement Should be Sent SAME AS GRANTEE
--	---

18a ☐ No address assigned	18b ☐ Vacant land
--	--

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

21 If agricultural, list total number of acres transferred in this transaction 1040+-

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.

David B. Garwood

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney

Title

402-746-3613

Phone Number

7-8-26

Date

sign
here

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 7 Day 10 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt # 4	30 Recording Data BK2026, Pg 1916
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Nebraska Department of Revenue

Form No. 96-269-2008 Rev. 6-2026 Supersedes 96-269-2008 Rev. 8-2025

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

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

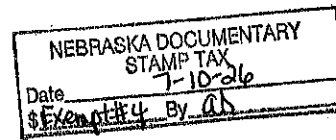
The Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty-one (31), Township Two (2) North, Range Eleven (11) West of 6th P.M., Webster County, Nebraska, except tracts conveyed to the State of Nebraska for highway; AND

The Southeast Quarter (SE $\frac{1}{4}$) and the East Half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Twenty-nine (29), Township One (1) North, Range Eleven (11) West of 6th P.M., Webster County, Nebraska; AND

All of Section Thirty-one (31), Township One (1) North, Range Eleven (11) West of 6th P.M., Webster County, Nebraska.

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 10 day
of July, A.D., 2026, at 10:20
o'clock A.M. Recorded in Book 2026
on Page 1916
Amber Hing County Clerk
10:20 Ab Deputy
Ind. Comp Assessor Carded



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

WARRANTY DEED

Robert D. Minnick, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and transfer to trust for benefit of grantor, conveys to Robert D. Minnick, Trustee of the Robert D. Minnick Revocable Trust u/a/d July 8, 2026, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty-one (31), Township Two (2) North, Range Eleven (11) West of 6th P.M., Webster County, Nebraska, except tracts conveyed to the State of Nebraska for highway; AND

The Southeast Quarter (SE $\frac{1}{4}$) and the East Half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Twenty-nine (29), Township One (1) North, Range Eleven (11) West of 6th P.M., Webster County, Nebraska; AND

All of Section Thirty-one (31), Township One (1) North, Range Eleven (11) West of 6th P.M., Webster County, Nebraska.

GRANTOR covenants with the GRANTEE, that GRANTOR:

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

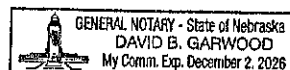
Executed July 8, 2026.

Robert D. Minnick
Robert D. Minnick

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on July 8, 2026, by Robert D. Minnick, a single person.

Comm. expires 12-2-26



David B. Garwood
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	1937	7/14/2026	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002209200		164		4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4493	1	12	20	1	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
127,775				127,775		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 2	B) 05		C) 5	D) 3	E) 0	F) 9		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	0.230		395				
	1A						1G	2.080		1,040				
	2A1						2G1	2.240		3,485				
	2A						2G	0.240		120				
	3A1						3G1	3.690		5,515				
	3A						3G							
	4A1						4G1							
	4A						4G	38.330		19,165				
DRYLAND	1D1					Shelterbelt/Timber								
	1D	18.870		62,365		Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		77.880		127,775				
	3D							Roads	3.000					
	4D1							Farm Sites						
	4D	12.200		35,690				Home Sites						
								Recreation						
	Dwellings							Other						
	Outbuildings					Non-AG TOTAL		3.000						

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

71315

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 - #1 2 County Number 3 Date of Sale/Transfer Mo. 07 Day 14 Yr. 2026 4 Date of Deed Mo. 07 Day 14 Yr. 2026

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

Grantor's Name (Seller) Keith A. Van Diest Grantee's Name (Buyer) See Attached

Street or Other Mailing Address 1771 37th Ave. Street or Other Mailing Address

City Columbus State NE Zip Code 68601 City State Zip Code

Phone Number 401-276-0739 Is the grantee a 501(c)(3) organization? Yes No

Email Address kvd5775@gmail.com 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) Mobile Home

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

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

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

14 What is the current market value of the real property? \$127,775.00 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

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

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

18a No address assigned 18b Vacant land

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

The North Half of the Northeast Quarter (N1/2NE1/4) of Section Twenty (20), Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction 80.88

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

24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a1

26 Is an affidavit as described in Neb. Rev. Stat. § 78-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions)

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 Clerk Grant Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative Attorney Title

402-564-3274 Phone Number 7-14-2026 Date

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

28 Date Deed Recorded 29 Value of Stamp or Exempt Number 30 Recording Data

Mo. 7 Day 14 Yr. 26 \$ Exempt # 5a1 BK 2026, Pg 1937

Nebraska Department of Revenue Form No. 98-289-2008 8-2026 Rev. Supersedes 98-289-2008 7-2024

Authorized by Neb. Rev. Stat. §§ 78-214, 77-1327(2)

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

2026 Jul 14 03:34 PM Ex005ai Book 2026 Page 1937

#6 Grantees

Shane R. Van Diest
5129 Meadowridge Place
Columbus, NE 68601
402-910-5824
shane.vandiesthtg@icloud.com

Brent L. Van Diest
363 W. D Street
David City, NE 68632
402-276-8461
brentvandiest@hotmail.com

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY STAMP TAX

Date: 07/14/26

\$Ex005ai By AS

Bk 2026, Pg 1937

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 14 day
of July A.D., 2026, at 03:34
o'clock PM. Recorded in Book 2026
on Page 1937

Arbeitsblätter

County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

Once Recorded Return To: Clark J. Grant, 1354 27th Ave., Suite 109, Columbus, NE 68601

Keith A. Van Diest, an unmarried person, GRANTOR, in consideration of One Dollar and Other Valuable Consideration received from GRANTEES, **Shane R. Van Diest and Brent L. Van Diest**, conveys to GRANTEES, as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The North Half of the Northeast Quarter (N1/2NE1/4) of Section Twenty (20), Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

GRANTOR reserves unto himself a life estate interest for the remainder of his natural life.

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

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

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

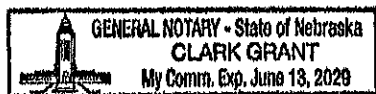
(3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed July 14, 2026.

Keith Van Diest
Keith A. Van Diest

STATE OF NEBRASKA)
) SS.
COUNTY OF PLATTE)

The foregoing instrument was acknowledged before me on July 14, 2026, by Keith A. Van




Notary Public