

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date		School District Code									
91	2026	1938	7/16/2026		Base: 91-0074			Affiliated:		Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
001302401		165		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4135	4	9	4	3	00000		000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
32,175		182,890		215,065		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 1	B) 01		C) 5	D) 3	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	0.570						
	4D1						Farm Sites							
	4D						Home Sites	3.300					32,175	
							Recreation							
	Dwellings			182,890			Other							
	Outbuildings					Non-AG TOTAL		3.870					32,175	

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

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 Wuester Select County	2 County Number 45	3 Date of Sale/Transfer Mo. 7 Day 16 Yr. 26	4 Date of Deed Mo. 7 Day 16 Yr. 26
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Amber Kucera Street or Other Mailing Address 202 SW Railway St City Blue Hill State NE Zip Code 68930 Phone Number 402 984 8619 Email Address acampbell421@aol.com		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Phillip Kucera Street or Other Mailing Address 2132 Road Z City Lawrence State NE Zip Code 68957 Phone Number 402 984 2958 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address kucera.phil@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	☐ 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?	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 2132 Road Z Lawrence, NE 68957	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.)

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 5a1	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) ☐ 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 
 Printor Type Name of Grantor or Authorized Representative _____
 Signature of Grantor or Authorized Representative _____ Title _____ Date _____
 Phone Number **402-984-8619**

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 7 Day 16 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt \$5a1	30 Recording Data BK0026, Pg 1938

i

A tract of land located in the Southwest Quarter (SW 1/4) of Section Four (4), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Southeast corner of the Southwest Quarter (SW 1/4) of Section Four (4), which is also the point of beginning, thence West on the South line of said Section a distance of 750 feet, thence North 225 feet, thence East 750 feet, plus or minus, to the East line of said section, thence South 225 feet, plus or minus, on the East line of said Section to the point of beginning.

State of Nebraska } ss.
County of Webster }

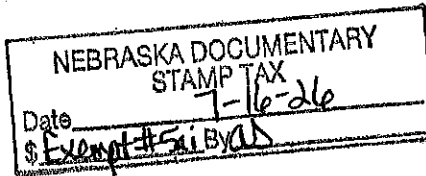
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 16 day
of July A.D., 2026, at 1:21
o'clock P.M. Recorded in Book 2026
on Page 1938-1941
Amber Kucera County Clerk
28.00 AB Deputy
Ind Comp Assessor Carded

PREPARED BY:

Amber Kucera
202 SW Railway St
Blue Hill, Nebraska
68930

RETURN TO:

Phillip Kucera
2132 Road Z
Lawrence, Nebraska
68957



ASSESSOR'S PARCEL NUMBER:

001302401

Blank Space Above Line Reserved For Recorder's Use

NEBRASKA QUITCLAIM DEED

COVER PAGE

DATE: 7-16-2026

PROPERTY ADDRESS: 2132 Road Z, Lawrence, Nebraska, 68957

GRANTOR: Amber Kucera

NEBRASKA QUITCLAIM DEED

State of Nebraska

County of Webster

THIS QUITCLAIM DEED, dated 7-16-2026, is made by and between the Grantor, identified as follows:

Name: **Amber Kucera**

Address: 202 SW Railway St, Blue Hill, Nebraska, 68930

Marital Status: Single (Divorced)

AND the Grantee, identified as follows:

Name: **Phillip Kucera**

Address: 2132 Road Z, Lawrence, Nebraska, 68957

Marital Status: Single (Divorced)

Legal description of the property:

A tract of land located in the Southwest Quarter (SW 1/4) of Section Four (4), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Southeast corner of the Southwest Quarter (SW 1/4) of Section Four (4); which is also the point of beginning, thence West on the South line of said Section a distance of 750 feet, thence North 225 feet, thence East 750 feet, plus or minus, to the East line of said section, thence South 225 feet, plus or minus, on the East line of said Section to the point of beginning.

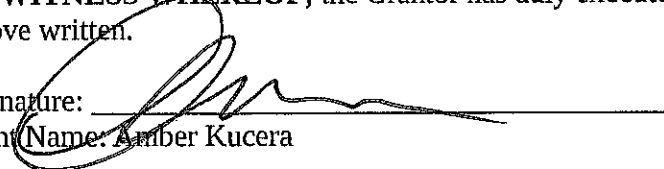
Commonly known as: 2132 Road Z, Lawrence, Nebraska, 68957.

WITNESSETH, that Grantor, for and in consideration of and other good and valuable consideration paid to the Grantor by the Grantee, the receipt of which is hereby acknowledged, has remised, released, and quitclaimed, and by this Deed remises, releases, and forever quitclaims to the Grantee all of Grantor's right, title, interest, estate, claim, and demand, both at law and in equity, of, in, and to, the above-described property.

TOGETHER with all and singular the rights and appurtenances thereto in any wise belonging.

TO HAVE AND TO HOLD the aforesaid property unto the Grantee, and the heirs, successors, and assigns of Grantee, so that neither Grantor nor Grantor's heirs, administrators, executors, successors, or assigns will have, claim, or demand any right or title to said property or any part thereof.

IN WITNESS WHEREOF, the Grantor has duly executed this Deed on the day and year first above written.

Signature: 
Print Name: Amber Kucera

NOTARY ACKNOWLEDGMENT:

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

State of Nebraska)

) ss.

County of Webster)

On this 16 day of July, 20 26, before me,
Amber Kucera, personally appeared,

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

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

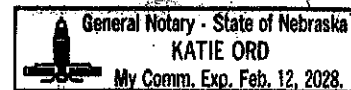
WITNESS my hand and official seal.

Katie Ord (SEAL)

Notary Signature

Katie Ord
Notary Printed Name

My Commission Expires: 2-12-28



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	2 County Number 91	3 Date of Sale/Transfer Mo. 07 Day 17 Yr. 2026	4 Date of Deed Mo. 07 Day 17 Yr. 2026
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) City of Blue Hill, Nebraska, a Municipal Corporation Street or Other Mailing Address PO Box 277 City Blue Hill State NE Zip Code 68930 Phone Number (402)756-2056 Email Address na		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Julie Gilbert or Timothy Gilbert Street or Other Mailing Address PO Box 372 City Blue Hill State NE Zip Code 68930 Phone Number (402)469-3297 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 ☐ Improved ☒ Unimproved ☐ IOLL	(B) Property Type ☒ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☐ Agricultural ☐ Recreational	(C) ☐ 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 ☒ Warranty ☐ Sheriff ☐ Trust/Trustee ☐ 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 ☐ Imrevocable 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? \$3,570.00	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 Southern Title ☐ No
---	--

18 Address of Property 305 NE Railway St, Blue Hill, NE 68930	19 Name and Address of Person to Whom the Tax Statement Should be Sent Julie Gilbert or Timothy Gilbert PO Box 372 Blue Hill, NE 68930
--	---

18a ☐ No address assigned 18b ☐ Vacant land

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

The South Ninety-one feet (S91') of Lots Six (6), Seven (7) and Eight (8), in Block Two (2), 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 \$ 3,570.00
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 \$ 3,570.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 2	
26 Is an affidavit as described in Neb. Rev. Stat. § 78-214 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.

Julie Gilbert or Timothy Gilbert
Print or Type Name of Grantee or Authorized Representative(402)469-3297
Phone Numbersign
here

Signature of Grantee or Authorized Representative

Grantee
Title07/17/2026
Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 7 Day 17 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt #2	30 Recording Data BK2026 Pg 1965
--	--	-------------------------------------

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 07/17/26
\$ Ex002 By AS

Bk 2026, Pg 1965

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 July A.D., 2026, at 12:47
o'clock PM. Recorded in Book 2026
on Pages 1965-1966

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

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

JOINT TENANCY WARRANTY DEED

City of Blue Hill, Nebraska, a Municipal Corporation

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

Julie Gilbert and Timothy Gilbert, 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;

The South Ninety-one feet (S91') of Lots Six (6), Seven (7) and Eight (8), in Block Two (2), Original Town of Blue Hill, Webster County, Nebraska

The Grantor covenants with the Grantee that Grantor:

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

Executed this 17th day of JULY, 2026.

City of Blue Hill, Nebraska, a Municipal Corporation

BY: 
Alex Buschow, Mayor

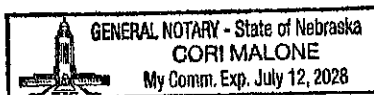
STATE OF NEBRASKA

COUNTY OF WEBSTER

Signed and sworn to before me the 17th day of July, 2026, by Alex Buschow, the Mayor of the City of Blue Hill, Nebraska, a Municipal Corporation.


Notary Public

Affix stamp/seal:



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		2 County Number 91		3 Date of Sale/Transfer Mo. 07 Day 20 Yr. 2026		4 Date of Deed Mo. 07 Day 15 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Patrick D. Moore and Jessica L. Moore Street or Other Mailing Address 4605 16th Ave Place City Kearney State Nebraska Zip Code 68845 Telephone Number (402) 224-1089 Email Address patrickmoore@bluehillschools.org , pat.moore@doane.edu				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Matthew Maley and Erica Maley Street or Other Mailing Address 526 N. Wilson St City Blue Hill State Nebraska Zip Code 68930 Phone Number (402) 705-2542 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address matthewmaley6@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 ☐ Industrial ☐ Mineral Interests-Nonproducing ☐ Multi-Family ☐ Agricultural ☐ Mineral Interests-Producing ☐ Commercial ☐ Recreational ☐ 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 (IRC § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☒ No		10 Type of Transfer ☐ Distribution ☐ Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Transfer on Death ☐ Auction ☐ Easement ☐ Gift ☐ Life Estate ☒ Sale ☐ Trustee to Beneficiary ☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain) _____					
11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No _____				12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No _____			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes ☒ No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Other (Explain) _____ ☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse ☐ Ex-spouse ☐ Parents and Child ☐ Step-parent and Step-child							
14 What is the current market value of the real property? \$332,000.00				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 Real Estate Group of Hastings			
18 Address of Property 526 North Willson Street Blue Hill, NE 68930 18a ☐ No address assigned 18b ☐ Vacant Land				19 Name and Address of Person to Whom Tax Statement Should be Sent Matthew Maley 526 N. Wilson St . Willson St Blue Hill, NE 68930			
20 Legal Description See "Exhibit A" attached hereto and by this reference made a part hereof							
21 If agricultural, list total number of acres _____							
22 Total purchase price, including any liabilities assumed							
						22	\$332,000.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.)						23	\$0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)						24	\$332,000.00
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

Matthew Maley (402) 705-2542
Print or Type Name of Grantee or Authorized Representative Phone Number

Matthew Maley grantee 07-20-2026
Signature of Grantee or Authorized Representative Title Date

Register of Deeds' Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. <u>7</u> Day <u>20</u> Yr. <u>2026</u>	29 Value of Stamp or Exempt Number \$ <u>1102.24</u>	30 Recording Data <u>PK2026 Pg 1967</u>	

Nebraska Department of Revenue

Form No. 98-269-2008 Rev. 6-2026 Supersedes 98-269-2008 Rev. 8-2025

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

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

EXHIBIT A

The North 65 feet of Lot 10 and the South 35 feet of Lot 11, Donn's Addition to Blue Hill, Webster County, Nebraska, EXCEPT the West 20 feet thereof conveyed to the City of Blue Hill, Nebraska, for public street or alley, AND EXCEPT that portion conveyed to the State of Nebraska for road purposes.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 07/20/26
\$1102.24 By AS

Bk 2026, Pg 1967

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 20 day
of July A.D., 2026, at 11:05
o'clock AM. Recorded in Book 2026
on Page 1967

Anthony [Signature] County Clerk
Fee: \$10.00 By: AS Deputy
Electronically Recorded

RETURN RECORDED DOCUMENT TO:
Nebraska Title Company
734 N Diers Avenue
Grand Island, NE 68803

WARRANTY DEED

Patrick D. Moore and Jessica L. Moore, a married couple, GRANTOR, in consideration of One Dollar and other good and valuable consideration received from Matthew Maley and Erica Maley, as joint tenants with rights of survivorship, GRANTEE, hereby conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The North 65 feet of Lot 10 and the South 35 feet of Lot 11, Donni's Addition to Blue Hill, Webster County, Nebraska, EXCEPT the West 20 feet thereof conveyed to the City of Blue Hill, Nebraska, for public street or alley, AND EXCEPT that portion conveyed to the State of Nebraska for road purposes.

GRANTOR covenants with GRANTEE that GRANTOR:

1. is lawfully seized of such real estate and that it is free from 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.

Dated 7/15/26

Patrick D. Moore
Patrick D. Moore

Jessica L. Moore
Jessica L. Moore

STATE OF Nebraska)
COUNTY OF Butte) s.s.

The foregoing instrument was acknowledged before me this July 15, 2026 by Patrick D. Moore and Jessica L. Moore, a married couple.



NE615903

Laura L. Rosse
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	1992	7/13/2026	Base: 91-0002				Affiliated:		Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
000155500		168		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4491			00	0	10065		010	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
2,590		87,365		89,955		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 : 1956	Construction Date :
Floor:	Floor Sq. Ft. : 1,300	Floor Sq. Ft. :
Building Cost New:	Cost : 180,500	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:	
QCD; TRANSFER INTO REVOCABLE TRUST	
Comments from	Comments:

(Continue on back)

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.

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. 7 Day 13 Yr. 2026		4 Date of Deed Mo. 7 Day 13 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) DENNIS D. WENTWORTH AND RUTH A. WENTWORTH Street or Other Mailing Address 202 S WALNUT STREET City RED CLOUD State NE Zip Code 68970 Phone Number (402) 746-4750 Email Address None				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) (See Attached) Street or Other Mailing Address 202 S WALNUT STREET City RED CLOUD State NE Zip Code 68970 Phone Number (402) 746-4750 Email Address None			

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	☐ Quit Claim	☐ Warranty	
☐ Cemetery	☐ Death Certificate - Transfer on Death	☐ Executor	☐ Mineral					

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

11 Was ownership transferred in full? (If No, explain the division.)		12 Was real estate purchased for same use? (If No, state the intended use.)	
☒ Yes	☐ No	☒ 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
		☐ Ex-spouse	☐ Parents and Child
			☒ Self
			☐ Spouse
			☐ Step-parent and Step-child

14 What is the current market value of the real property? \$89,955.00	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 202 S WALNUT STREET, RED CLOUD, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent DENNIS D. WENTWORTH 202 S WALNUT ST. RED CLOUD, NE 68970
--	--

18a ☐ No address assigned	18b ☐ Vacant land
20 Legal Description (Attach additional pages, if needed.) Lots Twenty-one (21), Twenty-two (22), Twenty-three (23), and Twenty-four (24), Block Ten (10), Railroad Addition to Red Cloud, Webster County, Nebraska	

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

22 Total purchase price, including any liabilities assumed.	22 \$ 1,00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 1,00

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

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

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

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

sign here **TRENTON G. BUHR-ROSCHESKI** (402) 768-7400
Print or Type Name of Grantee or Authorized Representative Phone Number
Trenton G. Buhr-Roschewski ATTORNEY 7/20/2026
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 7 Day 21 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt #4	30 Recording Data BK 2026, Pg 1992

Nebraska Department of Revenue
Form No. 86-269-2008 8-2025 Rev. Supersedes 88-269-2008 7-2024

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

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

2026 Jul 21 08:54 AM Ex004 Book 2026 Page 1992

ATTACHMENT TO FORM 521 REAL ESTATE TRANSFER AGREEMENT

Item 6 - Grantee's Name, Address, and Telephone

Grantee's Name (Buyer): Dennis D. Wentworth and Ruth A. Wentworth as trustees of
the Wentworth Family Revocable Trust

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 07/21/26
\$ Ex004 By AS

Bk 2026, Pg 1992

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 21 day
of July A.D., 2026, at 08:54
o'clock AM. Recorded in Book 2026
on Page 1992

Alexandrea J. Trew County Clerk
Fee: \$10.00 By: AS Deputy
Electronically Recorded

RETURN TO: Murray Law, PC LLO
Attorney at Law
P.O. Box 87
Hebron, NE 68370

QUITCLAIM DEED

DENNIS D. WENTWORTH and RUTH A. WENTWORTH, husband and wife,
GRANTORS, whether one or more, in consideration of one dollar (\$1.00) and other good and
valuable consideration, receipt of which is hereby acknowledged, quitclaims and conveys to
Dennis D. Wentworth and Ruth A. Wentworth as trustees of the **WENTWORTH FAMILY
REVOCABLE TRUST, GRANTEE**, all of GRANTORS' interest in the following described
real estate (as defined in Nebraska Revised Statutes § 76-201):

Lots Twenty-one (21), Twenty-two (22), Twenty-three (23), and Twenty-four
(24), Block Ten (10), Railroad Addition to Red Cloud, Webster County,
Nebraska.

Dated this 13th day of July, 2026.

[Signature]
DENNIS D. WENTWORTH, Grantor

[Signature]
RUTH A. WENTWORTH, Grantor

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me this 13th day of
July, 2026 by Dennis D. Wentworth and Ruth A. Wentworth, husband
and wife.

[Signature]
Notary Public

(S E A L)

State of Nebraska – General Notary
ALEXANDREA J TREW
My Commission Expires
April 16, 2030

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2026	2001	7/22/2026	Base: 91-0002	Affiliated:			Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
001914200		169	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	35	0	00000		000	8975	
Land	Improvements	Total		Date of Sale Property Classification Code									
15,000	89,210	104,210		Status	Property Type		Zoning	Location	City Size		Parcel Size		
	Irrigation Type:			A) 1	B) 01		C) 5	D) 2	E) 0		F) 4		
LCG		ACRES:	VALUE:	LCG		ACRES:		VALUE:					
IRRIGATED	1A1			GRASSLAND		1G1							
	1A					1G							
	2A1					2G1							
	2A					2G							
	3A1					3G1							
	3A					3G							
	4A1					4G1							
	4A					4G							
DRYLAND	1D1			Shelterbelt/Timber									
	1D			Accretion									
	2D1			Waste									
	2D			Other									
	3D1			AG LAND TOTAL									
	3D			Roads			0.060						
	4D1			Farm Sites									
	4D			Home Sites			0.280	15,000					
				Recreation									
	Dwellings		52,340	Other									
	Outbuildings		36,870	Non-AG TOTAL			0.340	15,000					

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

Real Estate Transfer Statement

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

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. 07 Day 22 Yr. 2026		4 Date of Deed Mo. 07 Day 22 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? ☐ 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 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? \$50,000.00	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 317 West 11th Ave 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 _____.

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. § 76-2.14(1) 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

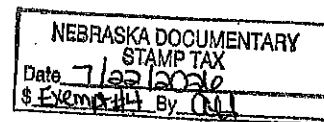
402-746-3613

Phone Number

7-22-26
Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 7 Day 22 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt #4	30 Recording Data BK 2026, Pg 0001

A tract of land commencing at the southwest corner of Lot Twenty-five (25) in the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County Nebraska, extending West Eighty feet (W80') more or less to the East line of Lot Twenty-six (26) in said section, extending thence North along the East line of said Lot Twenty-six (26) to the Northeast corner of said lot; thence East to the West line of said Lot Twenty-five (25); thence South along the West line of said Lot Twenty-five (25) 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 22 day
of July A.D., 2026, at 2:40
o'clock M. Recorded in Book 2026
on Page 2001
Alfred H. Garcia County Clerk
\$10.00 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):

A tract of land commencing at the southwest corner of Lot Twenty-five (25) in the Northeast Quarter (NE¼) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County Nebraska, extending West Eighty feet (W80') more or less to the East line of Lot Twenty-six (26) in said section, extending thence North along the East line of said Lot Twenty-six (26) to the Northeast corner of said lot; thence East to the West line of said Lot Twenty-five (25); thence South along the West line of said Lot Twenty-five (25) to the Point of Beginning.

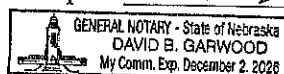
GRANTOR covenants with the GRANTEE, that GRANTOR:

- (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 22, 2026.
Robert D. Minnick

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on July 22, 2026, by Robert D. Minnick, a single person.

Comm. expires 12-2-2026
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	2002	7/20/2026	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000339800		170		1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value						4133			00	0	20060		002	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
2 , 740		12 , 500		15 , 240		Status	Property Type		Zoning		Location	City Size		Parcel Size
Assessor Location: BLUE HILL (BH)						A) 1	B) 01		C) 1		D) 1	E) 6		F) 1
				Residential				Commercial						
Multiple Improvements:				Multiple. Improvements. :				Multiple. Improvements. :						
Construction Date:				Construction Date : 1930				Construction Date :						
Floor:				Floor Sq. Ft. : 1 , 040				Floor Sq. Ft. :						
Building Cost New:				Cost : 144 , 665				Cost :						
Single Family Style: 101				Residential Condition: 10				Commercial Occupancy Code:						
(100) ☐ Mobile Home				(10) ☒ Worn Out				Primary: Other1: Other2:						
(101) ☒ One Story				(20) ☐ Badly Worn				Commercial Construction Class:						
(102) ☐ Two Story				(30) ☐ Average				(1) ☐ Fireproof Structural Steel Frame						
(103) ☐ Split Level				(40) ☐ Good				(2) ☐ Reinforced Concrete Frame						
(104) ☐ 1 1/2 Story				(50) ☐ Very Good				(3) ☐ Masonry Bearing Walls						
(111) ☐ Bi-Level				(60) ☐ Excellent				(4) ☐ Wood or Steel Framed Ext. Walls						
(106) ☐ Other								(5) ☐ Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 20				(6) ☐ Pole Frame						
(301) ☐ One Story				(10) ☐ Low				Cost Rank:				Condition:		
(302) ☐ Two Story				(20) ☒ Fair				(10) ☐ Low				(10) ☐ Worn Out		
(307) ☐ 1 1/2 Story				(30) ☐ Average				(20) ☐ Average				(20) ☐ Badly Worn		
(308) ☐ Split Level				(40) ☐ Good				(30) ☐ Above Average				(30) ☐ Average		
(309) ☐ 2 1/2 Story				(50) ☐ Very Good				(40) ☐ High				(40) ☐ Good		
(304) ☐ One Story Duplex				(60) ☐ Excellent								(50) ☐ Very Good		
(305) ☐ Two Story Duplex												(60) ☐ Excellent		
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
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		2 County Number 91		3 Date of Sale/Transfer Mo. 7 Day 20 Yr. 26		4 Date of Deed Mo. 7 Day 20 Yr. 26	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) PATRICK G GOMEZ and PERLA I LOYA MORALES Street or Other Mailing Address 105 W Salline St City Blue Hill State Nebraska Zip Code 68930 Telephone Number (402) 705-7624 Email Address pelongomez176@gmail.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) G & R INVESTMENT GROUP, LLC, A UTAH LIMITED LIABILITY COMPANY Street or Other Mailing Address 105 W Salline St PO BOX 22993 City Lincoln State Nebraska Zip Code 68930 68542 Phone Number (402) 239-3675 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address gshada1@gmail.com, grinvestgrp@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 ☐ Conservator ☐ Distribution ☐ Land Contract/Memo ☐ Partition ☐ Sheriff ☐ Other _____ ☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lease ☐ Personal Rep. ☐ Trust/Trustee ☐ Cemetery ☐ Death Certificate - Transfer on Death ☐ Executor ☐ Mineral ☐ Quit Claim ☒ Warranty							
9 Was transfer part of IRS like-kind exchange (IRC § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☒ No		10 Type of Transfer ☐ Distribution ☐ Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Transfer on Death ☐ Auction ☐ Easement ☐ Gift ☐ Life Estate ☒ Sale ☐ Trustee to Beneficiary ☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain) _____					
11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No				12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes ☒ No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Other (Explain) _____ ☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse ☐ Ex-spouse ☐ Parents and Child ☐ Step-parent and Step-child							
14 What is the current market value of the real property? \$10,000.00				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)> ☐ Yes ☒ No \$ _____ %			
16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☒ Yes ☐ No Charter Title & Escrow Services Inc.			
18 Address of Property 105 W Salline St Blue Hill, NE 68930 18a ☐ No address assigned 18b ☐ Vacant Land				19 Name and Address of Person to Whom Tax Statement Should be Sent G & R INVESTMENT GROUP, LLC, A UTAH LIMITED LIABILITY COMPANY See Box 6			
20 Legal Description See "Exhibit A" attached hereto and by this reference made a part hereof							
21 If agricultural, list total number of acres _____							
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.)						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. § 78-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) ☐ Yes ☒ No							
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☒ No							

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

sign here	G & R INVESTMENT GROUP, LLC, A UTAH LIMITED LIABILITY COMPANY Print or Type Name of Grantee or Authorized Representative	(402) 239-3675	
	 Signature of Grantee or Authorized Representative	7-20-26 Date	
Register of Deeds' Use Only			
28 Date Deed Recorded Mo. 7 Day 23 Yr. 26		29 Value of Stamp or Exempt Number \$ 33.20	
		30 Recording Data BK2026, Pg 2002	
For Dept. Use Only			

Nebraska Department of Revenue

Form No. 96-269-2008 8-2026 Rev. Supersedes 96-269-2008 7-2024

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

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



LOT 2, BLOCK 2, TYLER'S SUBDIVISION OF ROHRER'S ADDITION TO BLUE HILL, WEBSTER COUNTY, NEBRASKA AND PART OF LOT 1, BLOCK 5, GRUSSEL'S ADDITION TO THE VILLAGE OF BLUE HILL, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 54 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1, THENCE SOUTH A DISTANCE OF 27 FEET TO A POINT 108 FEET WEST OF THE EAST LINE OF SAID LOT 1, THENCE EAST A DISTANCE OF 54 FEET, THENCE NORTH A DISTANCE OF 27 FEET TO THE POINT OF BEGINNING; INCLUDING THE VACATED ALLEY LOCATED BETWEEN THE TRACTS.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 07/23/26
\$ 33.20 By AS

Bk 2026, Pg 2002

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 July A.D., 2026, at 11:02
o'clock AM. Recorded in Book 2026
on Pages 2002-2003

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

AFTER RECORDING RETURN TO:
Charter Title & Escrow Services Inc.
6333 Apples' Way, Suite 115
Lincoln, NE 68516
(402) 435-1244

WARRANTY DEED

PATRICK G GOMEZ, a single person and PERLA I LOYA MORALES, a single person, GRANTORS, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to GRANTEE

G & R INVESTMENT GROUP, LLC, A UTAH LIMITED LIABILITY COMPANY,

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

See "Exhibit A" attached hereto and by this reference made a part hereof

GRANTORS covenants with GRANTEE that GRANTORS:

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

Executed July 20th, 2026

Patrick G Gomez
PATRICK G GOMEZ

Perla I Loya Morales
PERLA I LOYA MORALES

STATE OF Nebraska
COUNTY OF Adams

The foregoing instrument was acknowledged before me this July 20th, 2026 by PATRICK G GOMEZ, a single person and PERLA I LOYA MORALES, a single person.

Sara A. Schutte
Notary Public *Sara A. Schutte*

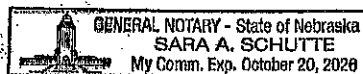


Exhibit A

LOT 2, BLOCK 2, TYLER'S SUBDIVISION OF ROHRER'S ADDITION TO BLUE HILL, WEBSTER COUNTY, NEBRASKA AND PART OF LOT 1, BLOCK 5, GRUSSEL'S ADDITION TO THE VILLAGE OF BLUE HILL, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 54 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1, THENCE SOUTH A DISTANCE OF 27 FEET TO A POINT 108 FEET WEST OF THE EAST LINE OF SAID LOT 1, THENCE EAST A DISTANCE OF 54 FEET, THENCE NORTH A DISTANCE OF 27 FEET TO THE POINT OF BEGINNING; INCLUDING THE VACATED ALLEY LOCATED BETWEEN THE TRACTS.

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date		School District Code									
91	2026	2019	7/24/2026		Base: 01-0123		Affiliated:			Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
000509600		171		4 12		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value					4131			00	0	30015		004	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
2,015		17,860		19,875		Status	Property Type		Zoning		Location	City Size		Parcel Size
Assessor Location: BLADEN (BLA)					A) 1	B) 01		C) 1		D) 1	E) 7		F) 2	

	Residential	Commercial
Multiple Improvements:	Multiple. Improvements. :	Multiple. Improvements. :
Construction Date:	Construction Date : 1907	Construction Date :
Floor:	Floor Sq. Ft. : 964	Floor Sq. Ft. :
Building Cost New:	Cost : 125,695	Cost :
Single Family Style: 101	Residential Condition: 15	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:	
QCD; SALE IS BELOW ASSESSED VALUE	
Comments from	Comments:
(Continue on back)	

Real Estate Transfer Statement

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

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

1 County Name Select County	2 County Number	3 Date of Sale/Transfer Mo. <u>7</u> Day <u>24</u> Yr. <u>26</u>	4 Date of Deed Mo. <u>7</u> Day <u>24</u> Yr. <u>26</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>Alicia Elder</u> Street or Other Mailing Address <u>326 W Francis St.</u> City <u>Bladen</u> State <u>NE</u> Zip Code <u>68928</u> Phone Number <u>402-746-4318</u> Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>Lisa Thayer</u> Street or Other Mailing Address <u>PO Box 73</u> City <u>Bladen</u> State <u>NE</u> Zip Code <u>68928</u> Phone Number <u>402-746-7142</u> Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address	

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

(A) Status	(B) Property Type	(C)
☒ Improved ☐ 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?
\$19,875

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

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

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

18 Address of Property 326 W Francis St
Bladen, NE 68928

18a ☐ No address assigned 18b ☐ Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Lisa Thayer
PO Box 73
Bladen NE 68928

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

Lots 6+7 Block 4 Bladen Spences Addition

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

22 Total purchase price, including any liabilities assumed	22	\$	<u>3500</u>	-
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				
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 ☐ Print or Type Name of Grantee or Authorized Representative Lisa Thayer Phone Number 7-24-260
Signature of Grantee or Authorized Representative _____ Title _____ Date _____

Register of Deed's Use Only

For Dept. Use Only

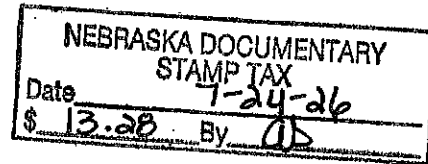
28 Date Deed Recorded Mo. <u>7</u> Day <u>24</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number <u>\$13.28</u>	30 Recording Data <u>BK2026 Pg 2019</u>
---	--	--

After Recording Return To:

Lisa Thayer
PO Box 73
Bladen, NE 68928

Prepared By:

Lisa Thayer, PO Box 73, Bladen, NE 68928

**NEBRASKA QUITCLAIM DEED**

For and in consideration of Three Thousand Five Hundred Dollars (\$3,500.00), receipt of which is acknowledged, Alicia Elder, a single person ("Grantor"), whose mailing address is 326 W Frances St, Bladen, NE 68928, hereby quitclaims to Lisa Thayer, individually ("Grantee"), whose mailing address is PO Box 73, Bladen, NE 68928, all of Grantor's right, title, and interest in the following real property situated in Webster County, Nebraska:

Legal Description:

LOT 6 & 7 BLK 4 BLADEN SPENCES Addition
Parcel No. 000509600

TO HAVE AND TO HOLD the same unto the Grantee and the Grantee's heirs and assigns forever.

Dated: 7/24/26

Grantor: Alicia A. Elder
Alicia Elder

STATE OF NEBRASKA)
COUNTY OF WEBSTER)

On this 24 day of July, 2026, before me, a Notary Public, personally appeared Alicia Elder, known to me or satisfactorily proven to be the person whose name is subscribed to this instrument, and acknowledged that she executed the same as her voluntary act and deed.

Notary Public: Leigh Goebel
My Commission Expires: 8-31-2026



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 July A.D., 2026, at 3:38
o'clock P.M. Recorded in Book 2026
on Page 2019
Aphystonia County Clerk
10:00 Deputy
Ind. Comp. Assessor Carded

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2026	2020	7/24/2026	Base: 91-0002				Affiliated:		Unified:		
Location ID		Sale Number	Useability & Code #	Parcel Number								
000171800		172	1	GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10125		004	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
4,615	108,705	113,320		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)				A) 1	B) 01		C) 1	D) 1	E) 6	F) 3		

		Residential	Commercial
Multiple Improvements:		Multiple Improvements :	Multiple Improvements :
Construction Date:		Construction Date : 1962	Construction Date :
Floor:		Floor Sq. Ft. : 1,680	Floor Sq. Ft. :
Building Cost New:		Cost : 231,570	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)	

4370

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.

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. 07 Day 24 Yr. 2026	4 Date of Deed Mo. 07 Day 24 Yr. 2026
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gina Krieger Street or Other Mailing Address 2601 W. 7th St. City Hastings State NE Zip Code 68901 Phone Number 402-519-3596 Email Address N.A.		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kristopher L. Stromer, JR. & Darby A. Paulsen Street or Other Mailing Address 905 N. Franklin St. City Red Cloud State NE Zip Code 68970 Phone Number 402-587-2981 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?
150,000.00

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

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

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

18 Address of Property
905 N. Franklin St
Red Cloud, NE 68970
18a ☐ No address assigned 18b ☐ Vacant land

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

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

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

22 Total purchase price, including any liabilities assumed.	22 \$ 150,000.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 1
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 150,000.00

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

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

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

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

sign here **Danielle L. Kelley** 402-463-4198
Print or Type Name of Grantee or Authorized Representative Phone Number
Danielle L. Kelley Closing Dept. Manager 07-24-2026
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 7 Day 27 Yr. 26	29 Value of Stamp or Exempt Number \$ 498.00	30 Recording Data BK2026 Pg 2020
---	--	--

Nebraska Department of Revenue

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

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

Grantee—Retain a copy of this document 2026 Jul 27 09:08 AM 498.00 Book 2026 Page 2020

Exhibit "A"

Lot Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12), Block Four (4), Fairview Subdivision to the City of Red Cloud, Webster County, Nebraska, according to the recorded plat thereof, along with the East Half (E½) of the vacated alley adjacent thereto.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 07/27/26
\$ 498.00 By AS

Bk 2026, Pg 2020

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 27 day
of July A.D., 2026, at 09:08
o'clock AM. Recorded in Book 2026
on Page 2020

Allyson Haines 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, **GINA KRIEGER, A SINGLE PERSON**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **KRISTOPHER L. STROMER, JR., A SINGLE PERSON AND DARBY A. PAULSEN, A SINGLE PERSON**, as joint tenants not as tenants in common, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

Lot Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12), Block Four (4), Fairview Subdivision to the City of Red Cloud, Webster County, Nebraska, according to the recorded plat thereof, along with the East Half (E½) of the vacated alley adjacent thereto.

GRANTOR covenants with GRANTEES that GRANTOR:

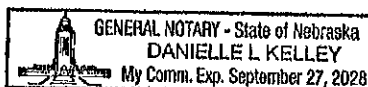
- (1) is lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will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

Executed July 24th, 2026.

Gina Krieger
Gina Krieger

STATE OF NEBRASKA }
COUNTY OF ADAMS } ss.

On this 24th day of July, 2026, before me personally appeared **Gina Krieger**.



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

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2026	2043	7/27/2026	Base: 91-0002				Affiliated:		Unified:			
Location ID		Sale Number	Useability & Code #		Parcel Number								
000103200		173	1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10005		004	0000	
Land		Improvements	Total		Date of Sale Property Classification Code								
425	32,440	32,865		Status	Property Type		Zoning	Location		City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)				A) 1	B) 03		C) 3	D) 1		E) 6	F) 1		

Residential		Commercial	
Multiple Improvements:		Multiple Improvements:	
Construction Date:		Construction Date:	
		1900	
Floor:		Floor Sq. Ft.:	
		2,958	
Building Cost New:		Cost:	
		311,420	
Single Family Style:		Residential Condition:	
(100) ☐ Mobile Home		(10) ☐ Worn Out	
(101) ☐ One Story		(20) ☐ Badly Worn	
(102) ☐ Two Story		(30) ☐ Average	
(103) ☐ Split Level		(40) ☐ Good	
(104) ☐ 1 1/2 Story		(50) ☐ Very Good	
(111) ☐ Bi-Level		(60) ☐ Excellent	
(106) ☐ Other			
Townhouse or Duplex Style:		Residential Quality:	
(301) ☐ One Story		(10) ☐ Low	
(302) ☐ Two Story		(20) ☐ Fair	
(307) ☐ 1 1/2 Story		(30) ☐ Average	
(308) ☐ Split Level		(40) ☐ Good	
(309) ☐ 2 1/2 Story		(50) ☐ Very Good	
(304) ☐ One Story Duplex		(60) ☐ Excellent	
(305) ☐ Two Story Duplex			
		Commercial Occupancy Code:	
		Primary: 336 Other1: 406 Other2:	
		Commercial Construction Class: 3	
		(1) ☐ Fireproof Structural Steel Frame	
		(2) ☐ Reinforced Concrete Frame	
		(3) ☒ Masonry Bearing Walls	
		(4) ☐ Wood or Steel Framed Ext. Walls	
		(5) ☐ Metal Frame and Walls	
		(6) ☐ Pole Frame	
		Cost Rank: 10	
		Condition: 20	
		(10) ☒ Low	
		(10) ☐ Worn Out	
		(20) ☐ Average	
		(20) ☒ Badly Worn	
		(30) ☐ Above Average	
		(30) ☐ Average	
		(40) ☐ High	
		(40) ☐ Good	
		(50) ☐ Very Good	
		(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		3 Date of Sale/Transfer Mo. 07 Day 27 Yr. 2026		4 Date of Deed Mo. 07 Day 14 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Van Beber Properties, LLC Street or Other Mailing Address 1132 Bumps River Road City Centerville State MA Zip Code 02632 Phone Number 785-338-1707 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) M Squared, L.L.C. Street or Other Mailing Address 428 N Chestnut St City Red Cloud State NE Zip Code 68970 Phone Number 308-520-3717 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	☐ Mobile Home
☐ Unimproved	☐ Multi-Family	
☐ IOLL	☒ Commercial	
	☐ Industrial	
	☐ Agricultural	
	☐ Recreational	
	☐ Mineral Interests-Nonproducing	☐ State Assessed
	☐ Mineral Interests-Producing	☐ Exempt

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 GTA ☐ No

18 Address of Property
 410 N Webster St
 Red Cloud, NE 68970
 18a ☐ No address assigned 18b ☐ Vacant land

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

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

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

22 Total purchase price, including any liabilities assumed.	22	\$	25,000.00
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	\$	25,000.00

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

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

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

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

sign here **Kory McCracken** (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number
Kory McCracken Attorney
 Signature of Grantee or Authorized Representative Title
 Date 07/27/2026

Register of Deed's Use Only

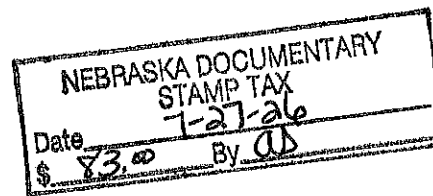
For Dept. Use Only

28 Date Deed Recorded Mo. 7 Day 27 Yr. 26	29 Value of Stamp or Exempt Number \$ 83.00	30 Recording Data BK2026, pg 2043
--	--	--------------------------------------

The South Twenty-four and one-half feet (S24½') of Lot Ten (10), Block Four (4), Original Town of Red Cloud, Webster County, Nebraska, including all our interest in the party wall on the North Seven (7) inches of subject land as described in Deed recorded in Book 11, Page 335, EXCEPT that tract of land deeded to the State of Nebraska in Book 2026, page 196.

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 27 day
of July A.D., 2026, at 11:17
o'clock AM. Recorded in Book 2026
on Page 2043-2044
Abbey Hargis County Clerk.
16.00 Deputy
Ind Comp Assessor Carded



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 M Squared, L.L.C., a Nebraska limited liability company, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Twenty-four and one-half feet (S24½') of Lot Ten (10), Block Four (4), Original Town of Red Cloud, Webster County, Nebraska, including all our interest in the party wall on the North Seven (7) inches of subject land as described in Deed recorded in Book 11, Page 335, EXCEPT that tract of land deeded to the State of Nebraska in Book 2026, page 196.

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

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

Executed July 14, 2026.

Van Beber Properties, LLC

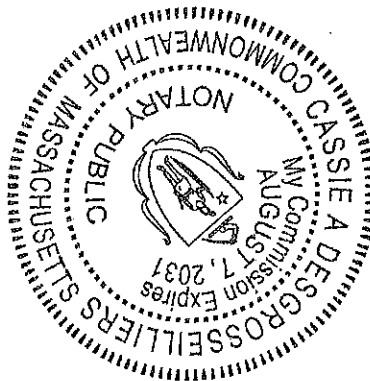
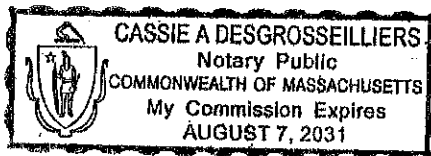
Charles R. Van Beber
Charles R. Van Beber, Member

STATE OF MASSACHUSETTS, COUNTY OF Barnstable) ss.

The foregoing instrument was acknowledged before me on July 14, 2026,
Charles R. Van Beber, Member, on behalf of Van Beber Properties, LLC, a Colorado
limited liability company.

Comm. expires August 7, 2031

Cassie A Desgrosseilliers
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2026	2056	7/28/2026	Base: 91-0002			Affiliated:			Unified:			
Location ID		Sale Number	Useability & Code #		Parcel Number								
000144300		174	1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value					4491			00	0	10030		005	0000
Land		Improvements	Total		Date of Sale Property Classification Code								
1,640		11,380	13,020		Status	Property Type		Zonlng		Location	City Size		Parcel Size
Assessor Location: RED CLOUD (RC)					A) 1	B) 01		C) 1		D) 1	E) 6		F) 1

	Residential	Commercial
Multiple Improvements:	Multiple. Improvements. :	Multiple. Improvements. :
Construction Date:	Construction Date : 1890	Construction Date :
Floor:	Floor Sq. Ft. : 688	Floor Sq. Ft. :
Building Cost New:	Cost : 126,300	Cost :
Single Family Style: 101	Residential Condition: 10	Commercial Occupancy Code:
(100) ☐ Mobile Home	(10) ☒ Worn Out	Primary: Other1: Other2:
(101) ☒ One Story	(20) ☐ Badly Worn	Commercial Construction Class:
(102) ☐ Two Story	(30) ☐ Average	(1) ☐ Fireproof Structural Steel Frame
(103) ☐ Split Level	(40) ☐ Good	(2) ☐ Reinforced Concrete Frame
(104) ☐ 1 1/2 Story	(50) ☐ Very Good	(3) ☐ Masonry Bearing Walls
(111) ☐ Bi-Level	(60) ☐ Excellent	(4) ☐ Wood or Steel Framed Ext. Walls
(106) ☐ Other		(5) ☐ Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) ☐ Pole Frame
(301) ☐ One Story	(10) ☐ Low	Cost Rank: Condition:
(302) ☐ Two Story	(20) ☐ Fair	(10) ☐ Low (10) ☐ Worn Out
(307) ☐ 1 1/2 Story	(30) ☒ Average	(20) ☐ Average (20) ☐ Badly Worn
(308) ☐ Split Level	(40) ☐ Good	(30) ☐ Above Average (30) ☐ Average
(309) ☐ 2 1/2 Story	(50) ☐ Very Good	(40) ☐ High (40) ☐ Good
(304) ☐ One Story Duplex	(60) ☐ Excellent	(50) ☐ Very Good
(305) ☐ Two Story Duplex		(60) ☐ Excellent

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

38190

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

174

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. 07 Day 28 Yr. 2026		4 Date of Deed Mo. 07 Day 27 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) David I. Ellis and Nicole Ellis Street or Other Mailing Address 301 4th St (Cowles) City Blue Hill State NE Zip Code 68930 Phone Number 402-746-0459 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Amanda Hajny Street or Other Mailing Address 46 N Walnut St City Red Cloud State NE Zip Code 68970 Phone Number 785-259-3060 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	☐ 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 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? \$8230	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
---	--

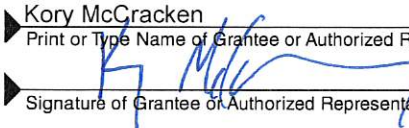
18 Address of Property 45 N Seward St Red Cloud, NE 68970 18a ☐ No address assigned 18b ☐ Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee
--	---

20 Legal Description (Attach additional pages, if needed.) Lots One (1), Two (2) and the North Half (N½) of Lot Three (3), Block Five (5), Garber'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 \$ 33,000.00
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 \$ 33,000.00
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.

Kory McCracken (402) 746-3613
Print or Type Name of Grantee or Authorized Representative Phone Numbersign here  Attorney 07/28/2026
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only

For Dept. Use Only

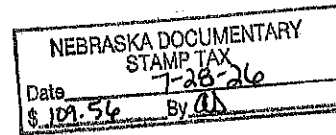
28 Date Deed Recorded Mo. 7 Day 28 Yr. 26	29 Value of Stamp or Exempt Number \$ 109.56	30 Recording Data BK2026, Pg 2056
--	---	--------------------------------------

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.

State of Nebraska } ss.
County of Webster }Entered on the
numerical index and filed for record in the
Clerk's office of said county this 28 day
of July A.D., 20 26 at 11:06
o'clock A.M. Recorded in Book 2026
on Page 2056
Abbey Harris County Clerk
10.00 Deputy
Ind. Comp. Assessor. Carded.

WARRANTY DEED

David I. Ellis and Nicole Ellis, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Amanda Hajny, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1), Two (2) and the North Half (N½) of Lot Three (3), Block Five (5), Garber's Addition to Red Cloud, Webster County, Nebraska.

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

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

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

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

Executed July 27, 2026.

David I. Ellis
David I. Ellis

Nicole Ellis
Nicole Ellis

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 27, 2026, by David I. Ellis and Nicole Ellis, husband and wife.

Comm. expires



Kory McCracken
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	2068	7/28/2026	Base: 91-0002			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
001802005		175		4	09	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371	2	11	2	3	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
13,840		2,175		16,015		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 1	B) 05		C) 5	D) 3	E) 0	F) 4		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1								
1A						1G								
2A1						2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion								
2D1						Waste								
2D						Other								
3D1						AG LAND TOTAL								
3D						Roads								
4D1						Farm Sites		1.000		13,840				
4D						Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings				2,175		Non-AG TOTAL		1.000		13,840				

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

67445
NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

175
Real Estate Transfer StatementFORM
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>7</u> Day <u>28</u> Yr. <u>26</u>	4 Date of Deed Mo. <u>7</u> Day <u>17</u> Yr. <u>26</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) David Mans and Linda Mans Street or Other Mailing Address 645 Rd 1100 City Red Cloud State NE Zip Code 68970 Phone Number 4022-746-4572 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jacob Whitmer and Augustus Schriener Street or Other Mailing Address 242 W 3rd Ave City Red Cloud State NE Zip Code 68970 Phone Number 402-257-7629 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 ☒ Improved ☐ Unimproved ☐ IOLL	(B) Property Type ☐ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☒ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing	(C) ☐ 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 ☐ Easement ☐ Exchange ☒ Gift ☐ Grantor Trust ☐ Foreclosure ☐ Life Estate ☐ Partition ☐ Irrevocable 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 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? \$15,490	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 642 Rd 1100 Red Cloud, NE 68970 18a ☐ No address assigned 18b ☐ Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee
---	---

20 Legal Description (Attach additional pages, if needed.)
See attached21 If agricultural, list total number of acres transferred in this transaction 1.0 + or -

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 ☒ 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.

sign here	Print or Type Name of Grantee or Authorized Representative	(402) 746-3613 Phone Number
	Signature of Grantee or Authorized Representative	06/15/2026 Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. <u>7</u> Day <u>28</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ <u>53.12</u>	30 Recording Data <u>BK2026, Pg 2068</u>
---	---	---

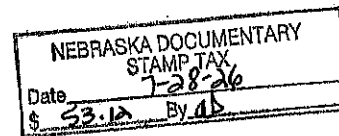
Starting at the Southwest corner of Lot One (1), Patmor's Subdivision of the Southwest Quarter (SW $\frac{1}{4}$) of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska [this starting point being located on the Section line between Sections Two (2) and Three (3) in said Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska], thence East Thirty-three feet (33'), more or less, to the East right-of-way line of the County Road running North and South between the said Sections Two (2) and Three (3), thence North Sixteen feet (16') to the place of beginning; thence North along the East right-of-way line of said County Road a distance of Two Hundred Twelve feet (212'), thence East Two Hundred Five feet (205'), thence South Two Hundred Twelve feet (212'), thence West Two Hundred Five feet (205') to the place of beginning, containing One (1.0) acre, more or less, all in the Southwest corner of Lot One (1), Patmor's Subdivision of the Southwest Quarter (SW $\frac{1}{4}$) of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

[NOTATION: On June 1, 1948 the South Sixteen feet (S16') of Lots One (1) through Twenty (20) of the said Patmor's Subdivision was deeded to the County of Webster, State of Nebraska for roadway purposes, said deed being recorded in Book N on Page 48 of the Miscellaneous Records in the office of the County Clerk of Webster County, Nebraska.]

State of Nebraska } ss.
County of Webster }

BOOK 2026 PAGE 2068

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 28 day
of July A.D., 20 26 at 11:15
o'clock A.M. Recorded in Book 2026
on Page 2068
Robert Hanks County Clerk
1008 Deputy
Ind. Comp. Assessor Carded



WARRANTY DEED

David Mans and Linda Mans, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Jacob Whitmer, a single person, and Agustus Schrinier, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Starting at the Southwest corner of Lot One (1), Patmor's Subdivision of the Southwest Quarter (SW¼) of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska [this starting point being located on the Section line between Sections Two (2) and Three (3) in said Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska], thence East Thirty-three feet (33'), more or less, to the East right-of-way line of the County Road running North and South between the said Sections Two (2) and Three (3), thence North Sixteen feet (16') to the place of beginning;
thence North along the East right-of-way line of said County Road a distance of Two Hundred Twelve feet (212'), thence East Two Hundred Five feet (205'), thence South Two Hundred Twelve feet (212'), thence West Two Hundred Five feet (205') to the place of beginning, containing One (1.0) acre, more or less, all in the Southwest corner of Lot One (1), Patmor's Subdivision of the Southwest Quarter (SW¼) of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

[NOTATION: On June 1, 1948 the South Sixteen feet (S16') of Lots One (1) through Twenty (20) of the said Patmor's Subdivision was deeded to the County of Webster, State of Nebraska for roadway purposes, said deed being recorded in Book N on Page 48 of the Miscellaneous Records in the office of the County Clerk of Webster County, Nebraska.]

GRANTOR covenants (jointly and severally, if more than one) with the GRANTEES that GRANTOR: (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record; (2) has legal power and lawful authority to convey the same; (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed July 17, 2026.

David Mans
David Mans

Linda M. Mans
Linda Mans

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 17, 2026, by David Mans and Linda Mans, husband and wife.



Comm. expires _____

[Signature]
Notary Public

Residential & Commercial Sales Worksheet

[illegible]

1530

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

521

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

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. 07 Day 15 Yr. 2026		4 Date of Deed Mo. 07 Day 15 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Deborah J. Jaide Street or Other Mailing Address 1134 Michael Sean Dr. City Bedford State TX Zip Code 76021 Phone Number 269-804-7123 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Joshua Leigh Jade Street or Other Mailing Address 2710 H Ave City Kearney State NE Zip Code 68847 Phone Number 308-470-0549 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes ☐ No ☒ Yes ☐ No ☒			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.					
(A) Status		(B) Property Type			(C)
☒ 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?		10 Type of Transfer			
☐ Buyer ☐ Seller ☒ No		☐ Distribution ☐ Auction ☐ 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) end life e			
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.)		
☐ Yes ☒ No terminates retained life estate			☒ 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 ☒ Parents and Child ☐ Step-parent and Step-child ☐ Ex-spouse					
14 What is the current market value of the real property? \$10,000.00			15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)		
☐ Yes ☒ No			☐ 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 113 WEST GLENWOOD STREET BLADEN NE 68928			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.)
Lot Eleven (11) EXCEPT the West 30 feet thereof, and all of Lots Twelve (12) and Thirteen (13), Block Two (2), Spence and Bennet's Addition to the Village of Bladen, Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed.	22	\$	0.00
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	\$	0.00
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 5			
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

07-28-2026

Date

sign
here

Register of Deed's Use Only

For Dept. Use Only

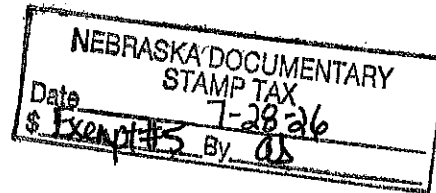
28 Date Deed Recorded Mo. 7 Day 28 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt # 5	30 Recording Data BK2026, Pg 2069
--	---	--------------------------------------

Nebraska Department of Revenue

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

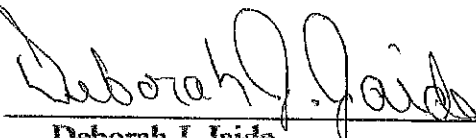
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

State of Nebraska } ss.
County of Webster }Entered on the
numerical index and filed for record in the
Clerk's office of said county this 28 day
of July A.D., 2026, at 12:07
o'clock P. M. Recorded in Book 2026
on Page 2069Abby King County Clerk
AD Deputy
Ind Comp Assessor Carded**QUITCLAIM DEED**

Deborah J. Jaide, a single person, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and termination of Grantor's life estate therein, receipt of which is hereby acknowledged, quitclaims and conveys to Joshua Leigh Jaide, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

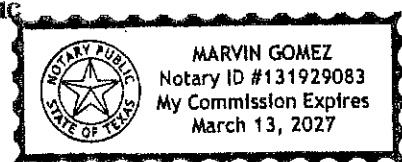
Lot Eleven (11) EXCEPT the West 30 feet thereof, and all of Lots Twelve (12) and Thirteen (13), Block Two (2), Spence and Bennet's Addition to the Village of Bladen, Webster County, Nebraska.

Executed July 15, 2026
Deborah J. JaideSTATE OF TEXAS, COUNTY OF Tarrant) ss.

The foregoing instrument was acknowledged before me on July 15, 2026, by Deborah J. Jaide.

Comm. expires 03-13-2027

Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	2072	7/31/2026	Base: 91-0002				Affiliated:		Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
000164500		177		13		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4491					00	0	10105		002	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
2,625		11,370		13,995		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 : 1902	Construction Date :
Floor:	Floor Sq. Ft. : 1,530	Floor Sq. Ft. :
Building Cost New:	Cost : 221,705	Cost :
Single Family Style: 104	Residential Condition: 10	Commercial Occupancy Code:
(100) ☐ Mobile Home	(10) ☒ Worn Out	Primary: Other1: Other2:
(101) ☐ One Story	(20) ☐ Badly Worn	Commercial Construction Class:
(102) ☐ Two Story	(30) ☐ Average	(1) ☐ Fireproof Structural Steel Frame
(103) ☐ Split Level	(40) ☐ Good	(2) ☐ Reinforced Concrete Frame
(104) ☒ 1 1/2 Story	(50) ☐ Very Good	(3) ☐ Masonry Bearing Walls
(111) ☐ Bi-Level	(60) ☐ Excellent	(4) ☐ Wood or Steel Framed Ext. Walls
(106) ☐ Other		(5) ☐ Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) ☐ Pole Frame
(301) ☐ One Story	(10) ☐ Low	Cost Rank: Condition:
(302) ☐ Two Story	(20) ☐ Fair	(10) ☐ Low (10) ☐ Worn Out
(307) ☐ 1 1/2 Story	(30) ☒ Average	(20) ☐ Average (20) ☐ Badly Worn
(308) ☐ Split Level	(40) ☐ Good	(30) ☐ Above Average (30) ☐ Average
(309) ☐ 2 1/2 Story	(50) ☐ Very Good	(40) ☐ High (40) ☐ Good
(304) ☐ One Story Duplex	(60) ☐ Excellent	(50) ☐ Very Good
(305) ☐ Two Story Duplex		(60) ☐ Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
JTWD	
house is being remodeled	
Comments from	Comments:
(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	2 County Number 91	3 Date of Sale/Transfer Mo. 07 Day 31 Yr. 2026	4 Date of Deed Mo. 07 Day 22 Yr. 2026
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit A Street or Other Mailing Address City State Zip Code Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Terry Carpenter and Suzanne McGregor-Johnson Street or Other Mailing Address 325 N Cherry Street City Red Cloud State NE Zip Code 68970 Phone Number (416)673-7117 Is the grantee a 501(c)(3) organization? Yes ☐ No ☒ If Yes, is the grantee a 509(a) foundation? Yes ☐ No ☒ Email Address teege64@live.com	

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

8 Type of Deed ☐ Bill of Sale ☐ Cemetery ☐ Conservator ☐ 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 ☐ Grantor Trust ☐ Foreclosure ☐ Gift ☐ Partition ☐ Irrevocable Trust ☐ Life Estate ☒ 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 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? \$40,500.00	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 Keller Williams Greater ☐ No
---	---

18 Address of Property 325 N Cherry Street, Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent Terry Carpenter and Suzanne McGregor-Johnson 325 N Cherry Street Red Cloud, NE 68970
--	--

18a ☐ No address assigned 18b ☐ Vacant land20 Legal Description (Attach additional pages, if needed.)
Lots Five (5), Six (6), Seven (7) and Eight (8), Block Two (2), Platt's First 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 \$ 40,500.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 40,500.00
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	Terry Carpenter and Suzanne McGregor-Johnson Print or Type Name of Grantee or Authorized Representative	(416)673-7117 Phone Number
	<i>Suzanne McGregor-Johnson</i> Signature of Grantee or Authorized Representative	07/31/2026 Date
	Grantee Title	

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 1 Day 31 Yr. 2026	29 Value of Stamp or Exempt Number \$ 136.12	30 Recording Data BK2026 Pg 2072
--	---	-------------------------------------

Nebraska Department of Revenue
Form No. 96-269-2009 6-2025 Rev. Supersedes 96-269-2009 7-2024

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

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

Exhibit A

5. GRANTOR:

Arils R. Bergman
605 N Locust St
Red Cloud, NE 68970
(531)533-9019
arafeberg@gmail.com

5. GRANTOR:

Sarah L. Coblentz
605 N Locust St
Red Cloud, NE 68970
(531)533-9018
sarahloulsearts@yahoo.com

Certificate Of Completion

Envelope Id: A71689D0-EC17-8CBC-80F0-2608BD42573C

Subject: Please sign the document

Source Envelope:

Document Pages: 5

Signatures: 5

Certificate Pages: 4

Initials: 0

AutoNav: Enabled

EnvelopeId Stamping: Enabled

Time Zone: (UTC-06:00) Central Time (US & Canada)

Status: Completed

Envelope Originator:

Ideal Title LLC via Closinglock

docman+ideal-title-llc@closinglock.com

IP Address: 10.12.4.24

Record Tracking

Status: Original

7/27/2026 | 9:59:11 AM

Holder: Ideal Title LLC via Closinglock

docman+ideal-title-llc@closinglock.com

Location: DocuSign

Signer Events

Suzanne McGregor-Johnson

suz_mjohnson@hotmail.com

Security Level:

.Email

ID: c9a0b8df-af9b-4f08-886b-a87a643fa257

7/27/2026 | 3:20:01 PM

Signature

Signed by:

 1F18A95EA5D841D...

Signature Adoption: Drawn on Device

Using IP Address: 2a02:26f7:c358:8013:0:d800:0:f

Signed using mobile

Timestamp

Sent: 7/27/2026 | 10:00:30 AM

Viewed: 7/27/2026 | 3:20:19 PM

Signed: 7/27/2026 | 3:34:26 PM

Electronic Record and Signature Disclosure:

Accepted: 7/27/2026 | 3:20:19 PM

ID: 8210957e-8c62-48aa-985c-71a154cd87d3

Signer 2

teege64@live.com

Security Level:

.Email

ID: eb814d83-979c-48ea-9701-83e559607ada

7/27/2026 | 9:16:00 PM

Signed by:

 D840A8540F1B49B...

Signature Adoption: Drawn on Device

Using IP Address:

2601:645:8a02:25a0:99f1:afaf:102:c98e

Signed using mobile

Sent: 7/27/2026 | 10:00:30 AM

Viewed: 7/27/2026 | 9:16:12 PM

Signed: 7/27/2026 | 9:16:40 PM

Electronic Record and Signature Disclosure:

Accepted: 7/27/2026 | 9:16:12 PM

ID: 02092776-e133-4713-b445-dbff7a7874e0

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

7/27/2026 | 10:00:30 AM

Certified Delivered

Security Checked

7/27/2026 | 9:16:12 PM

Envelope Summary Events

Signing Complete
Completed

Status

Security Checked
Security Checked

Timestamps

7/27/2026 | 9:16:40 PM
7/27/2026 | 9:16:40 PM

Payment Events

Status

Timestamps

Electronic Record and Signature Disclosure

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 07/31/26
\$ 136.12 By AS

Bk 2026, Pg 2072

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 31 day
of July A.D., 2026, at 09:03
o'clock AM. Recorded in Book 2026
on Page 2072

Bridget Daehling County Clerk
Fee: \$10.00 By: AS Deputy
Electronically Recorded

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

JOINT TENANCY WARRANTY DEED

ARLIS R. BERGMAN, a single person, and SARAH L. COBLENTZ, a single person, GRANTORS, in consideration of ONE DOLLAR OR OTHER VALUABLE CONSIDERATION received from GRANTEES, TERRY CARPENTER and SUZANNE MCGREGOR-JOHNSON, a married couple, convey to GRANTEES, as joint tenants with rights of survivorship, and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

Lots Five (5), Six (6), Seven (7) and Eight (8), Block Two (2), Platt's First Addition to the City of Red Cloud, Webster County, Nebraska.

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

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

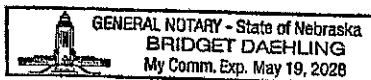
Executed the 22nd day of July 2026.

Arlis R. Bergman
Arlis R. Bergman

Sarah L. Coblentz
Sarah L. Coblentz

STATE OF NEBRASKA)
COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me by Arlis R. Bergman, a single person, on the 22nd day of July 2026.

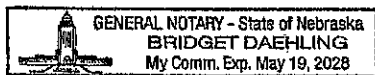


(SEAL)

Bridget Daehling
Public Notary Signature
Bridget Daehling
Print Name
My Commission Expires: May 19, 2028

STATE OF NEBRASKA)
COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me by Sarah L. Coblentz, a single person, on the 22nd day of July 2026.



(SEAL)

Bridget Daehling
Public Notary Signature
Bridget Daehling
Print Name
My Commission Expires: May 19, 2028

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	2073	7/29/2026	Base: 91-0002				Affiliated:		Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
002309300		178		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4369	2	12	22	4	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,024,050				1,024,050		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		218.610		374,920				
1A						1G		12.100		20,755				
2A1						2G1		179.320		278,835				
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G		194.350		260,430				
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion								
2D1		20.400		63,955		Waste								
2D						Other								
3D1						AG LAND TOTAL		633.380		1,024,050				
3D						Roads		10.020						
4D1		0.030		90		Farm Sites								
4D		8.570		25,065		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		10.020						

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:	
Assessor Comments and Reason for Adjustment:			
WD			
Comments from		Comments:	
002309300 002309600 002311000			
(Continue on back)			

Real Estate Transfer Statement

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

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

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. 07 Day 29 Yr. 2026	4 Date of Deed Mo. 07 Day 29 Yr. 2026
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) William Garth Wentworth and Katherine A. Wentworth Street or Other Mailing Address 518 N. Maine Ave. City Inavale State NE Zip Code 68952		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Rodney Timm Street or Other Mailing Address 200 W J St. City Hastings State NE Zip Code 68901	
Phone Number (402) 767-0065		Phone Number (402) 461-8869	
Email Address NA		Email Address NA	

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

8 Type of Deed	☐ Conservator	☐ Distribution	☐ Life Interest/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?	10 Type of Transfer	☐ Distribution	☐ Foreclosure	☐ Irrevocable Trust	☐ Revocable Trust	☐ Transfer on Death
☐ Buyer ☐ Seller ☒ No	☐ Auction	☐ Easement	☐ Gift	☐ Life Estate	☒ Sale	☐ Trustee to Beneficiary
	☐ Court Decree	☐ Exchange	☐ Grantor Trust	☐ Partition	☐ Satisfaction of Contract	☐ Other (Explain)

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

13 Was the transfer between relatives, or to a trustee, and the trustor and beneficiary relatives? (If Yes, check the appropriate box.)	
☐ Yes ☒ No	☐ Aunt or Uncle to Niece or Nephew
☐ Brothers and Sisters	☐ Family Corp., Partnership, or LLC
☐ Ex-spouse	☐ Grandparents and Grandchild
	☐ Parents and Child
	☐ Self
	☐ Spouse
	☐ 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.)
\$1,801,520.00	☐ 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 Ruhter Auction & Realty

18 Address of Property NW 1/4-28-2-12; SE 1/4-22-2-12; E 1/2-27-2-12, Webster County, NE 68952	19 Name and Address of Person to Whom the Tax Statement Should be Sent Rodney Timm 200 W J St. Hastings, NE 68901
---	--

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

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

21 If agricultural, list total number of acres transferred in this transaction	843.46 +/-
--	------------

22 Total purchase price, including any liabilities assumed.	22 \$	1,801,520.00
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 \$	1,801,520.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		
25 If the transfer is exempt from the documentary stamp tax, list the exemption number.		
26 Is an affidavit as described in Neb. Rev. Stat. § 79-214 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.

Print or Type Name of Grantee or Authorized Representative
Rodney Timm

(402) 461-8869
Phone Number

sign
here

Signature of Grantee or Authorized Representative

Grantee
Title

07/29/2026
Date

28 Date Deed Recorded Mo. 7 Day 31 Yr. 2026		29 Value of Stamp or Exempt Number \$ 5982.64	30 Recording Data BK2026, Pg 2073
--	--	--	--------------------------------------

Legal Description

- 72055 TRACT 1: The Northwest Quarter (NW1/4) of Section Twenty-three (23), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska
- 72050 TRACT 2: The Southeast Quarter (SE1/4) of Section Twenty-two (22), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska
- 72030 TRACT 3: The East Half (E1/2) of Section Twenty-seven (27), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 07/31/26
\$5982.64 By AS

Bk 2026, Pg 2073

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 31 day
of July A.D., 2026, at 12:46
o'clock PM. Recorded in Book 2026
on Pages 2073-2074

Abbey D. King

County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT

William Garth Wentworth and Katherine A Wentworth, husband and wife

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

Rodney Timm

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

TRACT 1: The Northwest Quarter (NW1/4) of Section Twenty-three (23), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska

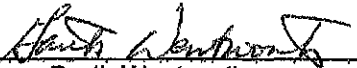
TRACT 2: The Southeast Quarter (SE1/4) of Section Twenty-two (22), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska

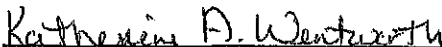
TRACT 3: The East Half (E1/2) of Section Twenty-seven (27), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska

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

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

Executed this 29th day of July, 2026.

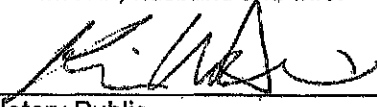

William Garth Wentworth


Katherine A Wentworth

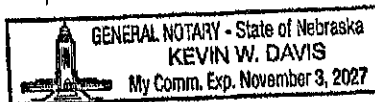
STATE OF NEBRASKA

COUNTY OF WEBSTER Adams

Signed and sworn to before me the 29th of July, 2026, by William Garth Wentworth and Katherine A. Wentworth, husband and wife.


Notary Public

Affix stamp/seal:



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2026	2075	7/29/2026	Base: 91-0002		Affiliated:		Unified:				
Location ID		Sale Number	Useability & Code #	Parcel Number								
002303400		179	1	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369	2	12	22	1	00000	1	000	0000
Land	Improvements		Total	Date of Sale Property Classification Code								
254,305			254,305	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	94.340	161,795						
1A				1G								
2A1				2G1	43.730	68,000						
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G	18.290	24,510						
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL		156.360	254,305					
3D				Roads		3.970						
4D1				Farm Sites								
4D				Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL		3.970						

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

(Continue on back)

12020

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

521

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

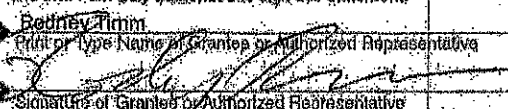
The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name Webster	2 County Number 01	3 Date of Sale/Transfer Mo. 07 Day 29 Yr. 2026	4 Date of Deed Mo. 07 Day 29 Yr. 2026
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Michael D Deika and Mary M Deika Street or Other Mailing Address 1028 N. Selward City Red Cloud State NE Zip Code 68970 Phone Number (402) 705-8670 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Rodney Timm Street or Other Mailing Address 200 W J St. City Hastings State NE Zip Code 68901 Phone Number (402) 461-8869 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.			
(A) Status		(B) Property Type	
☐ Improved	☐ Single Family	☐ Mineral Interests-Nonproducing	☐ State Assessed
☒ Unimproved	☐ Multi Family	☐ Mineral Interests-Producing	☐ Exempt
☐ IOLL	☐ Commercial	☒ Agricultural	☐ Mobile Home
☐ Recreational			
8 Type of Deed			
☐ Bill of Sale	☐ Conveyance	☐ Distribution	☐ Land Contract/Memo
☐ Cemetery	☐ Death Certificate - Transfer on Death	☐ Easement	☐ Lease
☐ Conveyance		☐ Executor	☐ Mineral
☐ Partition		☐ Personal Rep.	☐ 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	☐ Foreclosure	☐ Irrevocable Trust	☐ Revocable Trust
☐ Auction	☐ Easement	☐ Gift	☒ Sale
☐ Court Decree	☐ Exchange	☐ Grantor Trust	☐ Partition
☐ 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 to a trustee, are the trustee and beneficiary relatives? (If Yes, check the appropriate box):			
☐ Yes	☒ No	☐ Family Corp, Partnership, or LLC	☐ Self
☐ Aunt or Uncle to Niece or Nephew		☐ Grandparents and Grandchild	☐ Spouse
☐ Brothers and Sisters		☐ Parents and Child	☐ Step-parent and Step-child
☐ Ex-spouse			
14 What is the current market value of the real property? \$448,924.00			
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 NE 1/4 22-2-12, Webster County, NE 68952			
19 Name and Address of Person to Whom the Tax Statement Should be Sent Rodney Timm 200 W J St. Hastings, NE 68901			
18a ☒ No address assigned 18b ☒ Vacant land			

20 Legal Description (Attach additional pages, if needed.) The Northeast Quarter (NE1/4) of Section Twenty-two (22), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, EXEPT tract conveyed to Webster County in Deed recorded in Book 11, Page 187.	
21 If agricultural, list total number of acres transferred in this transaction: 180.33 +/-	
22 Total purchase price, including any liabilities assumed:	22 \$ 448,924.00
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 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 448,924.00
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. § 76-2-111 required because the property is located within a county or other geographic area with an active or once ballistic missile threat? (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  Rodney Timm
 Print or Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative
 Grantee Title
 (402) 461-8869
 Phone Number
 07/29/2026
 Date

Register of Deeds Use Only		For Dept Use Only
28 Date Deed Recorded Mo. 7 Day 31 Yr. 2026	29 Value of Stamp or Exempt Number \$ 1490.68	30 Recording Data BK2026, Pg 2015

Nebraska Department of Revenue
 Form No. 66-269-2026 (Rev. 5/2025) (Superseding 66-269-2009 7/2009)

Authorized by Neb. Rev. Stat. §§ 76-2-11, 77-1327(2)

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 07/31/26
\$1490.68 By AS

Bk 2026, Pg 2075

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 31 day
of July A.D., 2026, at 01:52
o'clock PM. Recorded in Book 2026
on Pages 2075-2076

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

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT

Michael D. Delka and Mary M. Delka, husband and wife

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

Rodney Timm

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

The Northeast Quarter (NE1/4) of Section Twenty-two (22), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, EXEPT tract conveyed to Webster County in Deed recorded in Book 11, Page 187.

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

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

Executed this 29th day of July, 2026.

Michael D. Delka
Michael D Delka

Mary M. Delka
Mary M Delka

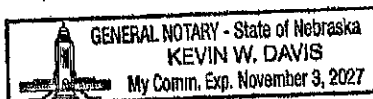
STATE OF NEBRASKA

COUNTY OF Adams

Signed and sworn to before me the 29th of July, 2026, by Michael D Delka and Mary M Delka, husband and wife.

K. Davis
Notary Public

Affix stamp/seal:



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	2087	8/3/2026	Base: 91-0002			Affiliated:			Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
000141800		180		4 05		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371					00	0	10025		009	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,970		107,955		109,925		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 : 1915	Construction Date :
Floor:	Floor Sq. Ft. : 1,176	Floor Sq. Ft. :
Building Cost New:	Cost : 235,520	Cost :
Single Family Style: 101	Residential Condition: 30	Commercial Occupancy Code:
(100) ☐ Mobile Home	(10) ☐ Worn Out	Primary: Other1: Other2:
(101) ☒ One Story	(20) ☐ Badly Worn	Commercial Construction Class:
(102) ☐ Two Story	(30) ☒ Average	(1) ☐ Fireproof Structural Steel Frame
(103) ☐ Split Level	(40) ☐ Good	(2) ☐ Reinforced Concrete Frame
(104) ☐ 1 1/2 Story	(50) ☐ Very Good	(3) ☐ Masonry Bearing Walls
(111) ☐ Bi-Level	(60) ☐ Excellent	(4) ☐ Wood or Steel Framed Ext. Walls
(106) ☐ Other		(5) ☐ Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) ☐ Pole Frame
(301) ☐ One Story	(10) ☐ Low	Cost Rank: Condition:
(302) ☐ Two Story	(20) ☐ Fair	(10) ☐ Low (10) ☐ Worn Out
(307) ☐ 1 1/2 Story	(30) ☒ Average	(20) ☐ Average (20) ☐ Badly Worn
(308) ☐ Split Level	(40) ☐ Good	(30) ☐ Above Average (30) ☐ Average
(309) ☐ 2 1/2 Story	(50) ☐ Very Good	(40) ☐ High (40) ☐ Good
(304) ☐ One Story Duplex	(60) ☐ Excellent	(50) ☐ Very Good
(305) ☐ Two Story Duplex		(60) ☐ Excellent

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

(Continue on back)

Real Estate Transfer Statement

180

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. 8 Day 3 Yr. 2026		4 Date of Deed Mo. 8 Day 3 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Sandra Turner and John Turner Street or Other Mailing Address 541 N Jefferson St City Red Cloud State NE Zip Code 68970 Phone Number 970-308-3522 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Lindsey G. McGee and John D. McGee Street or Other Mailing Address 805 N Walnut St City Red Cloud State NE Zip Code 68970 Phone Number 970-420-0062 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 ☐ 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 ☐ 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? 90,190	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 805 N Walnut St Red Cloud, NE 68970 18a ☐ No address assigned 18b ☐ Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantees
---	--

20 Legal Description (Attach additional pages, if needed.)
The South Half of Lot Five (5) and all of Lot Six (6), Block Nine (9), in LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed.	22 \$ 0.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 0.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5ai	
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	

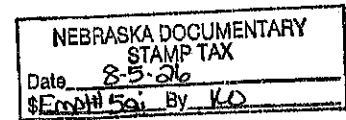
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here	Print or Type Name of Grantee or Authorized Representative Dora E. Theobald	402-746-2774 Phone Number
	Signature of Grantee or Authorized Representative [Signature]	8-3-26 Date
	Title Attorney	

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 8 Day 5 Yr. 2026	29 Value of Stamp or Exempt Number \$ Exempt # 5ai	30 Recording Data BK 2026 Pg 2087

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 5 day
of Aug A.D., 2026, at 11:29
o'clock A.M. Recorded in Book 2026
on Page 2087
Dobey Harig County Clerk
10.00 K.O. Deputy
Ind Comp Assessor Carded



Return to:
Lindsey McGee
805 N Walnut St.
Red Cloud, NE 68970

JOINT TENANCY WARRANTY DEED

Sandra Turner and John Turner, a married couple, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Lindsey G McGee and John D. McGee, 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):

All of our undivided interest in and to: The South Half of Lot Five (5) and all of Lot Six (6), Block Nine (9), in LeDuc's Addition to the City of Red Cloud, 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.

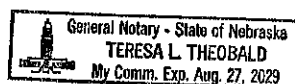
Executed August 3, 2026.

Sandra Turner
Sandra Turner

John Turner
John Turner

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on August 3, 2026 by Sandra Turner and John Turner, a married couple.



Teresa L. Theobald
Notary Public

My commission expires: 8-27-2029

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	2088	7/30/2026	Base: 91-0002			Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number									
000145400		181	4	01	GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel	
Date of Sale Assessed Value					4491			00	0	10030		006	0000	
Land	Improvements		Total		Date of Sale Property Classification Code									
2,625	56,500		59,125		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 : 1902				Construction Date :					
Floor:					Floor Sq. Ft. : 1,008				Floor Sq. Ft. :					
Building Cost New:					Cost : 176,395				Cost :					
Single Family Style: 101					Residential Condition: 20				Commercial Occupancy Code:					
(100) ☐ Mobile Home					(10) ☐ Worn Out				Primary: Other1: Other2:					
(101) ☒ One Story					(20) ☒ Badly Worn				Commercial Construction Class:					
(102) ☐ Two Story					(30) ☐ Average				(1) ☐ Fireproof Structural Steel Frame					
(103) ☐ Split Level					(40) ☐ Good				(2) ☐ Reinforced Concrete Frame					
(104) ☐ 1 1/2 Story					(50) ☐ Very Good				(3) ☐ Masonry Bearing Walls					
(111) ☐ Bi-Level					(60) ☐ Excellent				(4) ☐ Wood or Steel Framed Ext. Walls					
(106) ☐ Other									(5) ☐ Metal Frame and Walls					
Townhouse or Duplex Style:					Residential Quality: 30				(6) ☐ Pole Frame					
(301) ☐ One Story					(10) ☐ Low				Cost Rank:		Condition:			
(302) ☐ Two Story					(20) ☐ Fair				(10) ☐ Low		(10) ☐ Worn Out			
(307) ☐ 1 1/2 Story					(30) ☒ Average				(20) ☐ Average		(20) ☐ Badly Worn			
(308) ☐ Split Level					(40) ☐ Good				(30) ☐ Above Average		(30) ☐ Average			
(309) ☐ 2 1/2 Story					(50) ☐ Very Good				(40) ☐ High		(40) ☐ Good			
(304) ☐ One Story Duplex					(60) ☐ Excellent						(50) ☐ Very Good			
(305) ☐ Two Story Duplex											(60) ☐ Excellent			
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
JTQCD; SATISFACTION OF CONTRACT														
Comments from							Comments:							

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name Webster - 91		2 County Number 91		3 Date of Sale/Transfer Mo. 07 Day 30 Yr. 2026		4 Date of Deed Mo. 07 Day 30 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Daniel A. Albers and Debra A. Albers Street or Other Mailing Address 2708 Butterfoot Lane City Hastings State NE Zip Code 68901 Phone Number 402-746-0185 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Cole D. Modlin and Shantel Modlin Street or Other Mailing Address 38 N Seward St City Red Cloud State NE Zip Code 68970 Phone Number 402-257-7709 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?		10 Type of Transfer			
☐ Buyer	☐ Seller	☒ No	☐ Distribution	☐ Foreclosure	☐ Irrevocable Trust
			☐ Auction	☐ Easement	☐ Gift
			☐ Court Decree	☐ Exchange	☐ Grantor Trust
				☐ Partition	☒ Satisfaction of Contract
					☐ Other (Explain)

11 Was ownership transferred in full? (If No, explain the division.)		12 Was real estate purchased for same use? (If No, state the intended use.)	
☒ Yes	☐ No	☒ 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
		☐ Ex-spouse	☐ Parents and Child
			☐ Self
			☐ Spouse
			☐ 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.)	
\$49,125		☐ 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 38 N Seward St Red Cloud, NE 68970 18a ☐ No address assigned 18b ☐ Vacant land		19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as grantee	
--	--	---	--

20 Legal Description (Attach additional pages, if needed.) Lots Sixteen (16), Seventeen (17), Eighteen (18) and Nineteen (19), Block Six (6), Garber'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	\$	30,000.00
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	\$	30,000.00
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.

Kory McCracken
Print or Type Name of Grantee or Authorized Representative

(402) 746-3613
Phone Number

Signature of Grantee or Authorized Representative

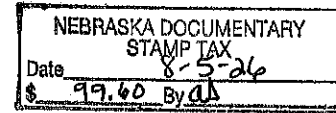
Attorney
Title

07/28/2026
Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 8 Day 5 Yr. 2026	29 Value of Stamp or Exempt Number \$ 99.60	30 Recording Data BK2026, Pg 2088
---	--	--------------------------------------

State of Nebraska } ss.
County of Webster }Entered on the
numerical index and filed for record in the
Clerk's office of said county this 5 day
of Aug A.D., 2026 at 1:34
o'clock P.M. Recorded in Book 2026
on Page 2088
Abbey Hanna County Clerk.
10.00 AB Deputy
Ind Comp Assessor Carded

JOINT TENANCY QUITCLAIM DEED

Daniel A. Albers and Debra A. Albers, husband and wife, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, quitclaims and conveys to Cole D. Modlin and Shantel Modlin, husband and wife, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Sixteen (16), Seventeen (17), Eighteen (18) and Nineteen (19), Block Six (6), Garber's Addition to Red Cloud, Webster County, Nebraska.

Executed July 30, 2026.

Daniel A. Albers
Daniel A. Albers

Debra A. Albers
Debra A. Albers

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 30, 2026, by Daniel A. Albers and Debra A. Albers, husband and wife.

Comm. expires



Kory McCracken
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	2095	8/3/2026	Base: 91-0074				Affiliated:		Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
000801500		182		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4373			00	0	50005		003	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,924,810		18,580		1,943,390		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 1	B) 01		C) 1	D) 1	E) 8	F) 2		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		171.920		294,840				
1A		8.030		54,805		1G		107.430		184,240				
2A1						2G1		195.600		304,160				
2A		61.800		406,025		2G								
3A1						3G1		14.000		20,930				
3A						3G								
4A1						4G1								
4A		68.970		432,095		4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion								
2D1						Waste		5.000		2,500				
2D		29.290		91,825		Other								
3D1						AG LAND TOTAL		702.690		1,910,320				
3D						Roads		11.980						
4D1						Farm Sites		1.000		13,840				
4D		40.650		118,900		Home Sites		0.260		650				
						Recreation								
Dwellings						Other								
Outbuildings				18,580		Non-AG TOTAL		13.240		14,490				

Assessor's Adjustment to Sale Price (+ or -):				Total Recapture Value:			
Assessor Comments and Reason for Adjustment:							
JTWD; ADDED SPOUSE TO PROPERTIES							
Comments from				Comments:			
000801500 002004300 002004400 002009700 002302400							
(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. 78 Day 03 Yr. 2026		4 Date of Deed Mo. 78 Day 03 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Eddie Joe Vavricka and Gloria J. Vavricka Street or Other Mailing Address P O Box 57 City Hildreth State NE Zip Code 68947 Phone Number 308-470-0128 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Eddie Joe Vavricka and Gloria J. Vavricka Street or Other Mailing Address P O Box 57 City Hildreth State NE Zip Code 68947 Phone Number 308-470-0128 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 ☐ 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) add spou							
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.)			
☒ Yes ☐ No				☒ 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?				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 Ag Land				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	\$	0.00
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	\$	0.00
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 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.

Eddie Joe Vavricka

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Grantee
Title

308-470-0128
Phone Number

8/03/2026
Date

sign
here

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 8 Day 7 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt #5a1	30 Recording Data BK2026, Pg 2095
---	--	--------------------------------------

150600 Lots Eight (8), Nine (9), Ten (10), and the West Five Feet (5') of Lot Eleven (11), Block Three (3), Original Town, of Cowlès, Webster County, Nebraska

69730 The Southeast Quarter (SE1/4) of Section Twenty-five (25), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

69745 The Northeast Quarter (NE1/4) of Section Twenty-six (26), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska in Deed recorded in Book 25, Page 186 and in Book 79, Page 76

69725 The West Half (W1/2) of the Northeast Quarter (NE1/4) and the Northwest Quarter (NW1/4) of Section Thirteen (13), Township Three (3) North, Range Eleven (11) West of the 6th p.m., Webster County, Nebraska

71815 The Southeast Quarter (SE1/4) of Section Thirteen (13), Township Two (2) North, Range Twelve (12) West of the 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 7 day
 of Aug, A.D., 2026, at 1:58
 o'clock P.M. Recorded in Book 2026
 on Page 2095
Abbey Hargis County Clerk
10.00 AB Deputy
 Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
 STAMP TAX
 Date 8-7-26
 \$ Exempt By AB

Prepared by: Theobald Law Office
 P O Box 423
 Red Cloud, NE 68970

JOINT TENANCY WARRANTY DEED

Eddie Joe Vavricka, also known as E. Joe Vavricka and Joe Vavricka, and Gloria J. Vavricka, husband and wife, Grantors, in consideration of love and affection, convey to Grantees, Eddie Joe Vavricka and Gloria J. Vavricka, husband and wife as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Eight (8), Nine (9), Ten (10), and the West Five Feet (5') of Lot Eleven (11), Block Three (3), Original Town, of Cowles, Webster County, Nebraska

The Southeast Quarter (SE1/4) of Section Twenty-five (25), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

The Northeast Quarter (NE1/4) of Section Twenty-six (26), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska in Deed recorded in Book 25, Page 186 and in Book 79, Page 76

The West Half (W1/2) of the Northeast Quarter (NE1/4) and the Northwest Quarter (NW1/4) of Section Thirteen (13), Township Three (3) North, Range Eleven (11) West of the 6th p.m., Webster County, Nebraska

The Southeast Quarter (SE1/4) of Section Thirteen (13), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska

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

- (1) are lawfully 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 August 3, 2026.

Eddie Joe Vavricka Gloria J. Vavricka
 Eddie Joe Vavricka Gloria J. Vavricka

STATE OF NEBRASKA)
Franklin) ss.
 COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on July, 2026 by Eddie Joe Vavricka, also known as E. Joe Vavricka and Joe Vavricka and Gloria H. Vavricka, husband and wife.



Merry Susan Shaffer
 Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2026	2120	8/10/2026	Base: 65-0011				Affiliated:		Unified:			
Location ID		Sale Number	Useability & Code #		Parcel Number								
000624401		183	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4487	1	9	10	2	40035		000	0000
Land		Improvements	Total		Date of Sale Property Classification Code								
8,755		95,210	103,965		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: GUIDE ROCK (GR)					A) 1	B) 01		C) 1	D) 1	E) 7	F) 4		

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

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
JTWD; BETWEEN PARENT & CHILD, 1/2 INTEREST EACH	
Comments from	Comments:
000624401 000625100 000625101	
(Continue on back)	

Real Estate Transfer Statement

183

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>8</u> Day <u>10</u> Yr. <u>2026</u>		4 Date of Deed Mo. <u>8</u> Day <u>10</u> Yr. <u>2026</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gene A. Robb and Deloris J. Teachworth Robb Street or Other Mailing Address 1304 Montana St City Superior State NE Zip Code 68978 Phone Number 402-613-2333 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Gene A. Robb and Darin E. Robb Street or Other Mailing Address 1304 Montana St City Superior State NE Zip Code 68978 Phone Number 402-613-2333 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 ☐ 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 ☐ 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 1/2 Interest	12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No
--	--

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

14 What is the current market value of the real property?	15 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 535 E State St Guide Rock, NE 68942 18a ☐ No address assigned 18b ☐ Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee
---	---

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

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

22 Total purchase price, including any liabilities assumed.	22 \$ 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 <u>5(a)(i)</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	Kory McCracken	(402) 746-3613
	Print or Type Name of Grantee or Authorized Representative	Phone Number
	Signature of Grantee or Authorized Representative	08/06/2026
	Attorney	Date
	Title	

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. <u>8</u> Day <u>11</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ Exempt #5ai	30 Recording Data BK2026, Pg 2120
---	--	--------------------------------------

Beginning at a point Thirty-Six (36) rods West of the Northeast corner of the Northwest Quarter (NW¼) of Section Ten (10), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; thence South Twelve (12) rods, thence West Four (4) rods, thence South Twenty-one (21) feet to the place of beginning; thence South 480 feet, thence East 165 feet, thence North 480 feet, thence West 165 feet to the place of beginning;

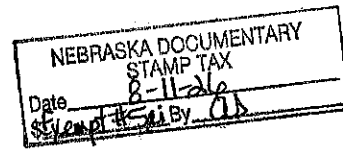
19730
19750
19760 A part of Lot A (also known as Lot 18), New Territory by annexation to the Village of Guide Rock, Webster County, Nebraska, described as follows: Commencing at the Northeast corner of the Northwest Quarter (NW¼) of Section Ten (10), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, thence West 495 feet to the point of beginning; thence South 219 feet; thence West 120 feet, thence North 219 feet; thence East 120 feet to the point of beginning; and

Part of the Northwest Quarter (NW¼) of Section Ten (10), Township One (1) North, Range Nine (9) West of the Sixth P.M., Webster County, Nebraska, more particularly described as follows: Commencing at a point Seven Hundred Ten feet (710') West of the Northeast corner of the said Northwest Quarter (NW¼) of Section Ten (10), Township One (1) North, Range Nine (9); thence running South One Hundred Fifty feet (S150') to the True Point of Beginning; thence East Fifty feet (E50'); thence South Five Hundred Forty-nine feet (S549'); thence West One Hundred Eighty-eight and one-tenth feet (W188.1'); thence North Four Hundred Ninety-nine feet (N499'); thence East One Hundred Thirty-eight and one-tenth feet (E138.1') more or less; thence North Fifty feet (N50') to the point of beginning.

State of Nebraska } ss.
County of Webster }

BOOK 2026 PAGE 2120

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 11 day
of Aug, A.D., 2026, at 2:42
o'clock P.M. Recorded in Book 2026
on Page 2120-2121
Abbey Thurg County Clerk.
16.00 Deputy
Ind Comp Assessor Carded



JOINT TENANCY WARRANTY DEED

Gene A. Robb a/k/a Gene Robb and Deloris J. Teachworth Robb, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Gene A. Robb and Darin E. Robb, father and son, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Beginning at a point Thirty-Six (36) rods West of the Northeast corner of the Northwest Quarter (NW¼) of Section Ten (10), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; thence South Twelve (12) rods, thence West Four (4) rods, thence South Twenty-one (21) feet to the place of beginning; thence South 480 feet, thence East 165 feet, thence North 480 feet, thence West 165 feet to the place of beginning;

A part of Lot A (also known as Lot 18), New Territory by annexation to the Village of Guide Rock, Webster County, Nebraska, described as follows: Commencing at the Northeast corner of the Northwest Quarter (NW¼) of Section Ten (10), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, thence West 495 feet to the point of beginning; thence South 219 feet; thence West 120 feet, thence North 219 feet; thence East 120 feet to the point of beginning; and

Part of the Northwest Quarter (NW¼) of Section Ten (10), Township One (1) North, Range Nine (9) West of the Sixth P.M., Webster County, Nebraska, more particularly described as follows: Commencing at a point Seven Hundred Ten feet (710') West of the Northeast corner of the said Northwest Quarter (NW¼) of Section Ten (10), Township One (1) North, Range Nine (9); thence running South One Hundred Fifty feet (S150') to the True Point of Beginning; thence East Fifty feet (E50'); thence South Five Hundred Forty-nine feet (S549'); thence West One Hundred Eighty-eight and one-tenth feet (W188.1'); thence North Four Hundred Ninety-nine feet (N499'); thence East One Hundred Thirty-eight and one-tenth feet (E138.1') more or less; thence North Fifty feet (N50') to the point of beginning.

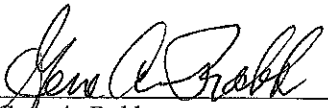
GRANTOR covenants (jointly and severally, if more than one) with the GRANTEES that GRANTOR:

(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 August 10, 2026.



Gene A. Robb

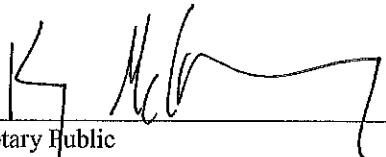


Deloris J. Teachworth Robb

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August 10, 2026, by Gene A. Robb and Deloris J. Teachworth Robb, husband and wife.

Comm. expires 



Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	2134	8/5/2026	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001911600		184		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371	2	11	29	4	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
372,965				372,965		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			1G		
2A1			2G1	7.040	7,165
2A			2G	0.320	620
3A1			3G1		
3A			3G	4.330	7,780
4A1			4G1	0.160	290
4A			4G	47.590	53,675
DRYLAND 1D1			Shelterbelt/Timber		
1D			Accretion		
2D1	3.810	11,945	Waste		
2D	56.750	177,910	Other		
3D1			AG LAND TOTAL	158.830	372,965
3D			Roads	2.010	
4D1			Farm Sites		
4D	38.830	113,580	Home Sites		
			Recreation		
Dwellings			Other		
Outbuildings			Non-AG TOTAL	2.010	

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

(Continue on back)

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.

FORM
521

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

1 County Name Webster		2 County Number		3 Date of Sale/Transfer Mo. <u>08</u> Day <u>5</u> Yr. <u>2026</u>		4 Date of Deed Mo. <u>08</u> Day <u>5</u> Yr. <u>2026</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) KENT E KEISER and LAURIE K KEISER, AN UNDIVIDED ONE-HALF INTEREST, H&W Street or Other Mailing Address 8117 S 35th Street City Lincoln State Nebraska Zip Code 68516 Telephone Number (402) 304-4944 Email Address keiser.kent@gmail.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) MARK J KEISER and PEGGY O KEISER, H&W Street or Other Mailing Address 602 W 14TH ST City JUNIATA State Nebraska Zip Code 68516-68955 Phone Number (402) 461-6733 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address markk@adamscountybank.net			

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 ☐ 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 (IRC § 1031 Exchange) by buyer or seller? ☐ Buyer ☒ Seller ☐ No	10 Type of Transfer	☐ 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 ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Other (Explain) _____ ☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse ☐ Ex-spouse ☒ Parents and Child ☐ Step-parent and Step-child	
---	--

14 What is the current market value of the real property? \$200,000.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)> ☐ Yes ☒ No \$ _____ %
--	---

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

18 Address of Property No Situs Red Cloud, NE 68970 18a ☐ No address assigned 18b ☒ Vacant Land	19 Name and Address of Person to Whom Tax Statement Should be Sent MARK J KEISER and PEGGY O KEISER 602 W 14th Street Juniata, NE 68955
---	---

20 Legal Description (Attach additional pages, if needed.)
THE SOUTHEAST QUARTER (SE1/4) OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 11 WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$200,000.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.)	23	\$0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$200,000.00

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	▶ MARK J KEISER and PEGGY O KEISER Print or Type Name of Grantee or Authorized Representative	(402) 461-6733 Phone Number
	▶ <i>Mark Keiser</i> Signature of Grantee or Authorized Representative	8/5/26 Date
	Grantee Title	

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>8</u> Day <u>12</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ <u>664.00</u>	30 Recording Data <u>BK2026 Pg 2134</u>

Nebraska Department of Revenue

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

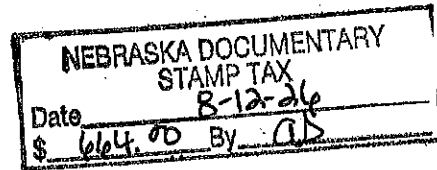
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327 (2)

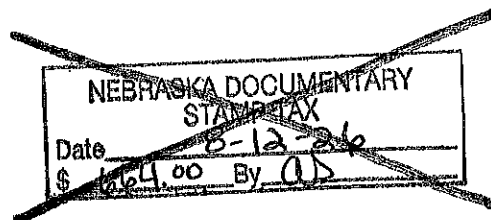
Grantee - Retain a copy of this document for your records.



State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 12 day
of Aug A.D., 2026, at 11:34
o'clock A M. Recorded in Book 2026
on Page 2134-2134a
Abbey Haring County Clerk.
16.00 Deputy
Ind. Comp Assessor Carded



BOOK 2026 PAGE 2134a

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

WARRANTY DEED

State of Nebraska } ss.
County of Webster }
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 12 day
of Aug 26 at 11:39
o'clock a. M. Recorded in Book 2026
on Page 2134-2134a
Christina County Clerk
OS Deputy
In 100 Comp Assessor Carded

KENT E KEISER and LAURIE K KEISER, husband and wife, AN UNDIVIDED ONE-HALF INTEREST, GRANTORS, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to GRANTEE

MARK J KEISER and PEGGY O KEISER, a married couple, as joint tenants with right of survivorship

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

THE SOUTHEAST QUARTER (SE1/4) OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 11 WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA.

GRANTORS covenants with GRANTEES that GRANTORS:

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

Executed 5th day of August, 2026

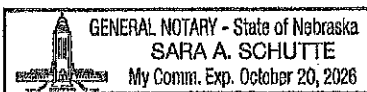
Kent E. Keiser
KENT E KEISER

Laurie K Keiser
LAURIE K KEISER

STATE OF Nebraska
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 5th day of August, 2026 by KENT E KEISER and LAURIE K KEISER, husband and wife, AN UNDIVIDED ONE-HALF INTEREST.

Sara A. Schutte
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2026	2136	8/5/2026	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002411000	185	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4247	3	12	28	3	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
472,375		472,375		Status	Property Type		Zoning	Location	City Size	Parcel Size		
	Irrigation Type:			A) 2	B) 05		C) 5	D) 3	E) 0	F) 9		
LCG	ACRES:	VALUE:		LCG	ACRES:		VALUE:					
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G								
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	26.460		87,455	Accretion								
2D1				Waste								
2D	45.490		142,610	Other								
3D1				AG LAND TOTAL	154.790	472,375						
3D				Roads	3.960							
4D1	12.610		36,885	Farm Sites								
4D	70.230		205,425	Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	3.960							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER BETWEEN PARENT & CHILD	
Comments from	Comments:
002411000 002411001	
(Continue on back)	

72915
7297501

Real Estate Transfer Statement

185

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. <u>08</u> Day <u>05</u> Yr. <u>2026</u>		4 Date of Deed Mo. <u>08</u> Day <u>05</u> Yr. <u>2026</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) MARK KEISER & PEGGY KEISER, H & W Street or Other Mailing Address 602 W 14th Street City Juniata State Nebraska Zip Code 68955 Telephone Number (402) 461-6733 Email Address markk@adamscountybank.net				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) KENT E KEISER and LAURIE K KEISER Street or Other Mailing Address 8117 S 35th Street City Lincoln State Nebraska Zip Code 68516 Phone Number (402) 304-4944 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address keiser.kent@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 ☐ Industrial ☐ Mineral Interests-Nonproducing ☐ Multi-Family ☒ Agricultural ☐ Mineral Interests-Producing ☐ Commercial ☐ Recreational ☐ 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 (IRC § 1031 Exchange) by buyer or seller? ☒ Buyer ☐ Seller ☐ No		10 Type of Transfer ☐ Distribution ☐ Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Transfer on Death ☐ Auction ☐ Easement ☐ Gift ☐ Life Estate ☒ Sale ☐ Trustee to Beneficiary ☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain) _____					
11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No _____				12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No _____			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☒ Yes ☐ No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Other (Explain) _____ ☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse ☐ Ex-spouse ☒ Parents and Child ☐ Step-parent and Step-child							
14 What is the current market value of the real property? \$666,750.00				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)> ☐ Yes ☒ No \$ _____ %			
16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☒ Yes ☐ No Charter Title & Escrow Services Inc.			
18 Address of Property 28-3-12 Bladen, NE 68928 18a ☐ No address assigned 18b ☒ Vacant Land				19 Name and Address of Person to Whom Tax Statement Should be Sent KENT E KEISER and LAURIE K KEISER See Box 6			
20 Legal Description (Attach additional pages, if needed.) The Southwest Quarter (SW1/4) of Section 28, Township 3 North, Range 12 West of the 6th P.M. Webster County, Nebraska.							
21 If agricultural, list total number of acres _____							
22 Total purchase price, including any liabilities assumed _____						22 \$666,750.00	
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.)						23 \$0.00	
24 Adjusted purchase price paid for real estate (line 22 minus line 23) _____						24 \$666,750.00	
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		KENT E KEISER & LAURIE K KEISER Print or Type Name of Grantee or Authorized Representative		(402) 304-4944 Phone Number			
		Signature of Grantee or Authorized Representative <i>Kent E. Keiser</i>		Date <i>8-5-26</i>			
		Grantee Title					
Register of Deed's Use Only						For Dept. Use Only	
28 Date Deed Recorded Mo. <u>8</u> Day <u>12</u> Yr. <u>26</u>		29 Value of Stamp or Exempt Number \$ <u>2214.44</u>		30 Recording Data <i>BK2026, Pg 2136</i>			

Nebraska Department of Revenue

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

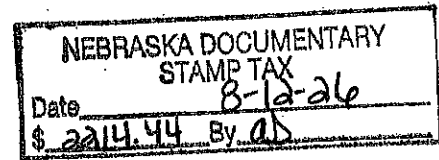
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327 (2)

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



State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 12 day
of Aug A.D., 20 26, at 11:51
o'clock A M. Recorded in Book 2026
on Page 2136-2137
Albey Harg County Clerk
16.00 AD Deputy
Ind Comp Assessor Carded



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

WARRANTY DEED

MARK KEISER AND PEGGY KEISER, husband and wife, GRANTOR, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to GRANTEE

KENT E KEISER and LAURIE K KEISER, husband and wife, as joint tenants with right of survivorship

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

The Southwest Quarter (SW1/4) of Section 28, Township 3 North, Range 12 West of the 6th P.M. Webster County, Nebraska.

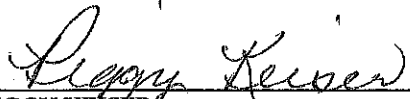
GRANTOR covenants with GRANTEES that GRANTOR:

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

Executed 5th day of August, 2026



MARK KEISER



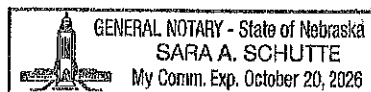
PEGGY KEISER

STATE OF Nebraska
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 5th day of August, 2026 by MARK KEISER AND PEGGY KEISER, husband and wife.



Notary Public Sara A. Schutte



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2026	2169	7/25/2026	Base: 01-0123	Affiliated:			Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
002104400		186	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4131	4	11	26	1	00000	1	000	0645	
Land		Improvements	Total		Date of Sale Property Classification Code								
477,675			477,675		Status	Property Type		Zoning	Location	City Size	Parcel Size		
		Irrigation Type:			A) 2	B) 05		C) 5	D) 3	E) 0	F) 9		
LCG		ACRES:		VALUE:	LCG		ACRES:		VALUE:				
IRRIGATED	1A1				GRASSLAND	1G1							
	1A					1G		12.000				20,580	
	2A1					2G1							
	2A					2G							
	3A1					3G1							
	3A					3G							
	4A1					4G1							
	4A					4G							
DRYLAND	1D1	122.000		403,210		Shelterbelt/Timber							
	1D	7.000		23,135		Accretion							
	2D1					Waste							
	2D	10.000		31,350		Other							
	3D1				AG LAND TOTAL			151.000			478,275		
	3D				Roads			8.000					
	4D1				Farm Sites								
	4D				Home Sites								
					Recreation								
	Dwellings				Other								
	Outbuildings				Non-AG TOTAL			8.000					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; TRANSFER BETWEEN BROTHERS & SISTERS	
Comments from	Comments:
(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. 7 Day 25 Yr. 2026		4 Date of Deed Mo. 7 Day 25 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Angela L. Soucek, et al (Susan L. Miller, Charles M. Soucek) Street or Other Mailing Address 6631 Lind Rd City Shawnee State KS Zip Code 66217 Phone Number 912-248-1851 Email Address AngelaSoucek@gmail.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Anthony D. Soucek Street or Other Mailing Address 405 N. Commerce St. City Culpeper State VA Zip Code 22701 Phone Number 540-212-4454 Is the grantee a 501(c)(3) organization? Yes ☐ No ☒ If Yes, is the grantee a 509(a) foundation? Yes ☐ No ☒ Email Address monkeywrenchit@gmail.com			

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

(A) Status		(B) Property Type		(C)
☐ Improved	☐ Single Family	☐ Industrial	☐ Mineral Interests-Nonproducing	☐ State Assessed
☒ Unimproved	☐ Multi-Family	☒ Agricultural	☐ Mineral Interests-Producing	☐ Exempt
☐ IOLL	☐ Commercial	☐ Recreational		☐ 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	☐ Distribution	☐ Buyer	☐ Seller
☐ Bill of Sale	☐ Easement	☒ No	
☐ Cemetery	☐ Executor		

10 Type of Transfer		11 Was ownership transferred in full? (If No, explain the division.)	
☐ Distribution	☐ Foreclosure	☐ Yes	☒ No 3 siblings sold 1/12 each back to sibling buyer totaling 1/4
☐ Auction	☐ Gift		
☐ Court Decree	☐ Exchange		

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	☐ Self
☐ Ex-spouse	☐ Grandparents and Grandchild
	☐ 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.)	
\$167,708 for the 1/4 transferred		☐ 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 Northeast Quarter of Section 26, Township 4, Range 11		19 Name and Address of Person to Whom the Tax Statement Should be Sent Angela Soucek, et al 6631 Lind Rd Shawnee, KS	
18a ☐ No address assigned	18b ☐ Vacant land		

20 Legal Description (Attach additional pages, if needed.) Northeast Quarter of Section 26, Township 4, Range 11	
---	--

21 If agricultural, list total number of acres transferred in this transaction 40	
---	--

22 Total purchase price, including any liabilities assumed.		22	\$	26,000.00
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	\$	26,000.00

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 Anthony D. Soucek	540-212-4454
	Signature of Grantee or Authorized Representative <i>Anthony D. Soucek</i>	Phone Number 712/2026
	Title	Date

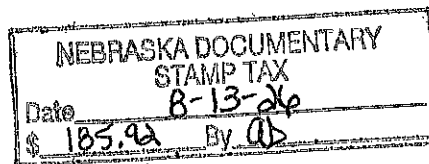
Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 8 Day 13 Yr. 2026	29 Value of Stamp or Exempt Number \$ 185.92	30 Recording Data BK2026, Pg 2169
--	---	--------------------------------------

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 13 day
of Aug A.D., 2026, at 11:40
o'clock a M. Recorded in Book 2026
on Page 2169
Abbey Haring County Clerk
10.00 AD Deputy
Ind Comp Assessor Carded



QUIT CLAIM DEED

Return to: Anthony D. Soucek, 405 N. Commerce St., Culpeper, VA 22701

GRANTOR(S), Charles M. Soucek

whether one or more, in consideration of One dollar and other considerations

receipt of which is hereby acknowledged, remises, conveys, releases and quit claims to GRANTEE(S), Anthony D. Soucek, a single person, as tenants in common

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

One twelfth (1/12) undivided interest in

Northeast Quarter of Section 26, Township 4, Range 11

(NE 1/4, Sect. 26, Twp. 4, Rng. 11)

Executed this 25 day of July, 2026.

Charles M. Soucek
State of Virginia, County of Prince William

CHARLES M SOUCEK

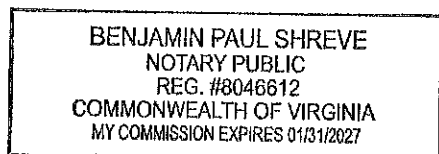
The foregoing instrument was acknowledged before me this 25 day of July, 2026, by

Charles Michael Soucek

[Signature]
Notary Public Signature

Benjamin Paul Shreve
Printed Notary Name

My Commission Expires: 1-31-2027



Agricultural Land Sales Worksheet

County No.	Book	Page	Sale Date		School District Code									
91	2026	2170	7/25/2026		Base: 01-0123		Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
002104400		187		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4131	4	11	26	1	00000	1	000	0645
Land		Improvements		Total		Date of Sale Property Classification Code								
478,275				478,275		Status	Property Type		Zoning	Location	City Size	Parcel Size		
		Irrigation Type:				A) 2	B) 05		C) 5	D) 3	E) 0	F) 9		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND 1G1								
	1A					1G		12.000		20,580				
	2A1					2G1								
	2A					2G								
	3A1					3G1								
	3A					3G								
	4A1					4G1								
	4A					4G								
DRYLAND	1D1	122.000		403,210		Shelterbelt/Timber								
	1D	7.000		23,135		Accretion								
	2D1					Waste								
	2D	10.000		31,350		Other								
	3D1					AG LAND TOTAL		151.000		478,275				
	3D					Roads		8.000						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		8.000						

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

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.

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 91		3 Date of Sale/transfer Mo. 7 Day 25 Yr. 2026		4 Date of Deed Mo. 7 Day 25 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Angela L. Soucek, et al (Susan L. Miller, Charles M. Soucek) Street or Other Mailing Address 6631 Lind Rd City Shawnee State KS Zip Code 66217 Phone Number 912-248-1851 Email Address AngelaSoucek@gmail.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Anthony D. Soucek Street or Other Mailing Address 405 N. Commerce St. City Culpeper State VA Zip Code 22701 Phone Number 540-212-4454 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Email Address monkeywrenchit@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		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.)	
☐ Conservator ☐ Bill of Sale ☐ Cemetery ☐ Corrective ☐ Death Certificate - Transfer on Death	☐ Distribution ☐ Easement ☐ Executor	☐ Land Contract/Memo ☐ Lease ☐ Mineral ☒ Quit Claim ☐ Sheriff ☐ Trust/Trustee ☐ Warranty	☐ Buyer ☐ Seller ☒ No	☐ Auction ☐ Court Decree ☐ Exchange	☐ Foreclosure ☐ Gift ☐ Grantor Trust ☐ Partition	☐ Irrevocable Trust ☐ Life Estate ☐ Satisfaction of Contract	☐ Revocable Trust ☐ Sale ☐ Other (Explain) sale+gift	☐ Transfer on Death ☐ Trustee to Beneficiary	☒ 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? \$167,708 for the 1/4 transferred		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	
☒ Yes ☐ No		☐ 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 Northeast Quarter of Section 26, Township 4, Range 11		19 Name and Address of Person to Whom the Tax Statement Should be Sent Angela Soucek, et al 6631 Lind Rd Shawnee, KS	
---	--	---	--

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

20 Legal Description (Attach additional pages, if needed.) Northeast Quarter of Section 26, Township 4, Range 11	
---	--

21 If agricultural, list total number of acres transferred in this transaction 40	
---	--

22 Total purchase price, including any liabilities assumed.		22 \$ 26,000.00	
23 Was non-real property included in the purchase?		23 \$	
☐ Yes ☐ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)		24 \$ 26,000.00	

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

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

26 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)		26	
--	--	----	--

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

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.		540-212-4454	
Anthony D. Soucek		Phone Number	
Anthony D. Soucek		7/21/2026	
Signature of Grantee or Authorized Representative		Date	

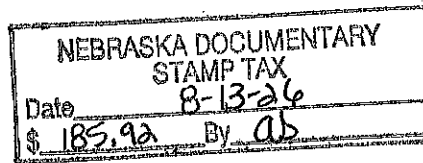
Register of Deed's Use Only		For Dept. Use Only	
28 Date Deed Recorded Mo. 8 Day 13 Yr. 2026		29 Value of Stamp or Exempt Number \$ 185.92	
30 Recording Data BK2026, Pg 2170			

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.

State of Nebraska } ss.
County of Webster }Entered on the
numerical index and filed for record in the
Clerk's office of said county this 13 day
of Aug A.D., 2026, at 11:41
o'clock AM. Recorded in Book 2026
on Page 2170
Anthony D. Soucek County Clerk
10:00 Deputy
Ind Comp Assessor Carded

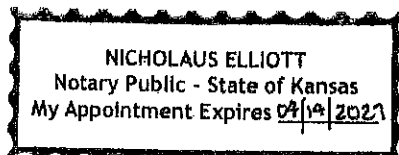
QUIT CLAIM DEED

Return to: Anthony D. Soucek, 405 N. Commerce St., Culpeper, VA 22701GRANTOR(S), Susan L. Millerwhether one or more, in consideration of One dollar and other considerationsreceipt of which is hereby acknowledged, remises, conveys, releases and quit claims to GRANTEE(S),
Anthony D. Soucek, a single person, as tenants in commonthe following described real estate (as defined in Neb. Rev. Stat § 76-201) Webster County, Nebraska:
One twelfth (1/12) undivided interest inNortheast Quarter of Section 26, Township 4, Range 11(NE 1/4, Sect. 26, Twp. 4, Rng. 11)Executed this 25 day of July, 2026.[Signature]Susan MillerState of ~~Nebraska~~, County of JOHNSON
KANSASThe foregoing instrument was acknowledged before me this 25TH day of JULY, 2026, bySUSAN MILLERNicholaus Elliott

Notary Public Signature

NICHOLAUS ELLIOTT

Printed Notary Name

My Commission Expires: 04/14/2027

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2026	2171	7/25/2026	Base: 01-0123	Affiliated:			Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
002104400		188	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value					4131	4	11	26	1	00000	1	000	0645
Land	Improvements		Total		Date of Sale Property Classification Code								
478,275			478,275		Status	Property Type		Zoning	Location	City Size	Parcel Size		
	Irrigation Type:				A) 2	B) 05		C) 5	D) 3	E) 0	F) 9		
LCG		ACRES:	VALUE:		LCG		ACRES:	VALUE:					
IRRIGATED	1A1				GRASSLAND	1G1							
	1A					1G	12.000	20,580					
	2A1					2G1							
	2A					2G							
	3A1					3G1							
	3A					3G							
	4A1					4G1							
	4A					4G							
DRYLAND	1D1	122.000	403,210		Shelterbelt/Timber								
	1D	7.000	23,135		Accretion								
	2D1				Waste								
	2D	10.000	31,350		Other								
	3D1				AG LAND TOTAL		151.000	478,275					
	3D				Roads		8.000						
	4D1				Farm Sites								
	4D				Home Sites								
					Recreation								
	Dwellings				Other								
	Outbuildings				Non-AG TOTAL		8.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; TRANSFER BETWEEN BROTHERS & SISTERS	
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 [X]		3 Date of Sale/Transfer Mo. 7 Day 25 Yr. 2026		4 Date of Deed Mo. 7 Day 25 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Angela L. Soucek, et al (Susan L. Miller, Charles M. Soucek) Street or Other Mailing Address 6631 Lind Rd City Shawnee State KS Zip Code 66217 Phone Number 912-248-1851 Email Address AngelaSoucek@gmail.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Anthony D. Soucek Street or Other Mailing Address 405 N. Commerce St. City Culpeper State VA Zip Code 22701 Phone Number 540-212-4454 Is the grantee a 501(c)(3) organization? Yes [X] No [] If Yes, is the grantee a 509(a) foundation? Yes [] No [X] Email Address monkeywrenchit@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	☐ Conservator ☐ Bill of Sale ☐ Cemetery ☐ 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 ☐ Grantor Trust ☐ Foreclosure ☐ Gift ☐ Partition ☐ Irrevocable Trust ☐ Life Estate ☐ Sale ☐ Revocable Trust ☐ Satisfaction of Contract ☐ Transfer on Death ☐ Trustee to Beneficiary ☒ Other (Explain) sale+gift
---	--

11 Was ownership transferred in full? (If No, explain the division.) ☐ Yes ☒ No 3 siblings sold 1/12 each back to sibling buyer totaling 1/4	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? \$167,708 for the 1/4 transferred	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 Northeast Quarter of Section 26, Township 4, Range 11	19 Name and Address of Person to Whom the Tax Statement Should be Sent Angela Soucek, et al 6631 Lind Rd Shawnee, KS
---	---

18a ☐ No address assigned 18b ☐ Vacant land	20 Legal Description (Attach additional pages, if needed.) Northeast Quarter of Section 26, Township 4, Range 11
---	---

21 If agricultural, list total number of acres transferred in this transaction 40

22 Total purchase price, including any liabilities assumed.	22 \$ 26,000.00
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 \$ 26,000.00
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	

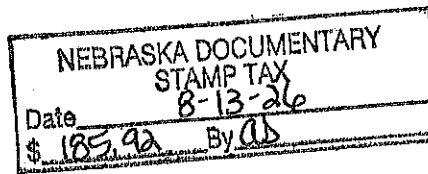
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Anthony D. Soucek
Print or Type Name of Grantee or Authorized Representative
Anthony D. Soucek
Signature of Grantee or Authorized Representative
Title

540-212-4454
Phone Number
7/21/2026
Date

sign
here

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 8 Day 13 Yr. 2026	29 Value of Stamp or Exempt Number \$ 185.92	30 Recording Data BK2026 Pg 2171

State of Nebraska } ss.
County of Webster }Entered on the
numerical index and filed for record in the
Clerk's office of said county this 13 day
of Aug, A.D., 2026, at 11:43
o'clock AM. Recorded in Book 2026
on Page 2171
Abbey Thig County Clerk
10.00 Deputy
Ind Comp Assessor Carded**QUIT CLAIM DEED**Return to: Anthony D. Soucek, 405 N. Commerce St., Culpeper, VA 22701GRANTOR(S), Angela L. Soucekwhether one or more, in consideration of One dollar and other considerationsreceipt of which is hereby acknowledged, remises, conveys, releases and quit claims to GRANTEE(S),
Anthony D. Soucek, a single person, as tenants in commonthe following described real estate (as defined in Neb. Rev. Stat § 76-201) Webster County, Nebraska:One twelfth (1/12) undivided interest inNortheast Quarter of Section 26, Township 4, Range 11(NE 1/4, Sect. 26, Twp. 4, Rng. 11)Executed this 25 day of July, 2026.Angela SoucekState of ~~Nebraska~~ Kansas, County of JohnsonThe foregoing instrument was acknowledged before me this 25 day of July, 2026, byGaganpreet Kaur
Notary Public SignatureGaganpreet Kaur
Printed Notary NameMy Commission Expires: 09/22/2029