

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2026	2177	8/12/2026	Base: 65-0005	Affiliated:		Unified:						
Location ID		Sale Number	Useability & Code #		Parcel Number								
001200700		189	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4241	3	9	3	1	00000	1	000	1795
Land	Improvements		Total		Date of Sale Property Classification Code								
355,795			355,795		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	48.650	83,435					
	1A					1G	29.940	51,345					
	2A1					2G1	19.720	30,665					
	2A					2G							
	3A1					3G1							
	3A					3G							
	4A1					4G1							
	4A					4G							
DRYLAND	1D1				Shelterbelt/Timber								
	1D	33.890	112,005		Accretion								
	2D1				Waste								
	2D	21.650	67,875		Other								
	3D1				AG LAND TOTAL		157.430	355,795					
	3D				Roads		3.990						
	4D1				Farm Sites								
	4D	3.580	10,470		Home Sites								
					Recreation								
	Dwellings				Other								
	Outbuildings				Non-AG TOTAL		3.990						

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

67795

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

189

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. 08 Day 12 Yr. 2026		4 Date of Deed Mo. 08 Day 11 Yr. 2026
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Daryl V. Fiscus Street or Other Mailing Address 3407 Avenue of The Cities City Moline State IL Zip Code 61265 Phone Number (309)781-6902 Email Address Biker60.df@gmail.com			6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Shane W. Kohmetscher and Taytum M. Kohmetscher Street or Other Mailing Address 2195 Road V City Lawrence State NE Zip Code 68957 Phone Number (402)705-0790 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address Shanek.farm@gmail.com		

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		
(A) Status ☐ Improved ☒ Unimproved ☐ IOLL	(B) Property Type ☐ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☒ Agricultural ☐ Recreational	(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
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9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☒ Buyer ☐ Seller ☐ No	10 Type of Transfer ☐ Auction ☐ Court Decree ☐ Distribution ☐ Easement ☐ Exchange ☐ Foreclosure ☐ Gift ☐ Grantor Trust ☐ 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 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		
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14 What is the current market value of the real property? \$550,000.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %
---	--

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

18 Address of Property NE 1/4 3-3-9, Webster County, NE	19 Name and Address of Person to Whom the Tax Statement Should be Sent Shane W. Kohmetscher and Taytum M. Kohmetscher 2195 Road V Lawrence, NE 68957
--	---

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

20 Legal Description (Attach additional pages, if needed.) The Northeast Quarter (NE1/4) of Section Three (3), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction -/+161.42
--

22 Total purchase price, including any liabilities assumed.....	22 \$ 550,000.00
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 \$ 550,000.00

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. § 76-2.14 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) ☐ Yes ☒ No
--

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.	
Shane W. Kohmetscher and Taytum M. Kohmetscher Print or Type Name of Grantee or Authorized Representative	(402)705-0790 Phone Number
Signature of Grantee or Authorized Representative	08/12/2026 Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 8 Day 14 Yr. 26	29 Value of Stamp or Exempt Number \$ 1826.00	30 Recording Data BK2026, Pg 2177

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 08/14/26

\$1826.00 By AS

Bk 2026, Pg 2177

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 14 day
of August A.D., 2026, at 09:11
o'clock AM. Recorded in Book 2026
on Pages 2177-2178

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

Daryl V. Fiscus, a single person

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

Shane W. Kohmetscher and Taytum M. Kohmetscher, a married couple, as joint tenants and not as tenants in common

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

The Northeast Quarter (NE1/4) of Section Three (3), Township Three (3) North, Range Nine (9) 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 11th day of AUGUST, 2026.

Daryl V. Fiscus
Daryl V. Fiscus

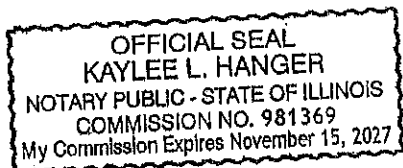
STATE OF Illinois

COUNTY OF Rock Island

Signed and sworn to before me the 11th day of AUGUST, 2026, by Daryl V. Fiscus, a single person.

Kaylee L. Hanger
Notary Public

Affix stamp/seal:



Residential & Commercial Sales Worksheet

[illegible]

23/30

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

190

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 17 Yr. 2026		4 Date of Deed Mo. 8 Day 17 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Todd D. Scheuneman Street or Other Mailing Address 725 West 4th Avenue City Red Cloud State NE Zip Code 68970 Phone Number 0 Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Tamara L. Scheuneman Street or Other Mailing Address 502 Minnesota Avenue City Inavale, State NE Zip Code 68952 Phone Number 402-746-4355 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Email Address ttscheu1@hotmail.com			

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

8 Type of Deed	☐ Conservator ☐ Bill of Sale ☐ Cemetery ☐ Distribution ☐ Easement ☐ Executor ☐ Land Contract/Memo ☐ Lease ☐ Mineral ☐ Partition ☐ Personal Rep. ☒ Quit Claim ☐ Sheriff ☐ Trust/Trustee ☐ Warranty ☐ Other
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9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☒ No	10 Type of Transfer ☐ Distribution ☐ Auction ☒ Court Decree ☐ Easement ☐ Exchange ☐ Foreclosure ☐ Gift ☐ Grantor Trust ☐ Irrevocable Trust ☐ Life Estate ☐ Partition ☐ Revocable Trust ☐ Sale ☐ Satisfaction of Contract ☐ Transfer on Death ☐ Trustee to Beneficiary ☐ Other (Explain)
---	--

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

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

14 What is the current market value of the real property? \$37,160.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %
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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 520 Minnesota Avenue Inavale, NE 68952	19 Name and Address of Person to Whom the Tax Statement Should be Sent Tamara L. Scheuneman 502 Minnesota Avenue Inavale, NE 68952
---	---

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

20 Legal Description (Attach additional pages, if needed.) Lots Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13) and Fourteen (14), Block Two (2), Original Village of Inavale, Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction 0
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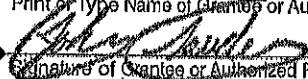
22 Total purchase price, including any liabilities assumed	22 \$ 0.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 0.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 12	25 \$ 0.00
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.

John A. Sauder
Print or Type Name of Grantor or Authorized Representative

308-995-8848
Phone Number

sign
here


Signature of Grantor or Authorized Representative

Attorney
Title

8/17/26
Date

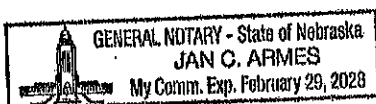
Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 8 Day 17 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt #12	30 Recording Data BK2026, Pg 2183
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STATE OF NEBRASKA)
COUNTY OF *Adams*) ss.

The foregoing instrument was acknowledged before me on this 11th day of August, 2026 by Todd D. Scheuneman, known to me personally or who have provided satisfactory evidence of identification to me, as Grantor.



(Seal)

Jan C. Armes
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	2185	8/17/2026	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002314000		191		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4369	2	12	34	4	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
27,890		66,730		94,620		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 5					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G	2.890				2,890		
	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		2.890				2,890		
	3D						Roads	0.240						
	4D1						Farm Sites							
	4D						Home Sites	1.000				25,000		
							Recreation							
	Dwellings			46,710			Other							
	Outbuildings			20,020		Non-AG TOTAL		1.240				25,000		

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:	
Assessor Comments and Reason for Adjustment:			
QCD; DISSOLUTION			
Comments from		Comments:	
002314000 002314100			
(Continue on back)			

12355
12310

Real Estate Transfer Statement

191

- 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.

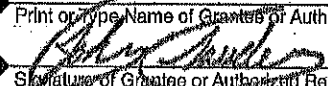
1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. 8 Day 17 Yr. 2026	4 Date of Deed Mo. 8 Day 17 Yr. 2026
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Todd D. Scheuneman Street or Other Mailing Address 725 West 4th Avenue City Red Cloud State NE Zip Code 68970 Phone Number 0 Email Address N/A		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Tamara L. Scheuneman Street or Other Mailing Address 502 Minnesota Avenue City Inavale, State NE Zip Code 68952 Phone Number 402-746-4355 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address tscheu1@hotmail.com	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.					
(A) Status		(B) Property Type			(C)
☒ Improved	☐ Single Family	☐ Industrial	☐ Mineral Interests-Nonproducing	☐ State Assessed	☐ Mobile Home
☐ Unimproved	☐ Multi-Family	☐ Agricultural	☐ Mineral Interests-Producing	☐ Exempt	
☐ IOLL	☐ Commercial	☐ Recreational			
8 Type of Deed ☐ 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 ☐ 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 ☒ 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? \$91,730.00	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 520 Minnesota Avenue Inavale, NE 68952	19 Name and Address of Person to Whom the Tax Statement Should be Sent Tamara L. Scheuneman 502 Minnesota Avenue Inavale, NE 68952
18a ☐ No address assigned	18b ☐ Vacant land

20 Legal Description (Attach additional pages, if needed.) Please see attached.	
21 If agricultural, list total number of acres transferred in this transaction 0	
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 12	
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 **John A. Sauder** Print or type Name of Grantor or Authorized Representative
 Signature of Grantor or Authorized Representative
402-746-4355 Phone Number
8/17/26 Date
Attorney Title

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. 8 Day 17 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt # 12	30 Recording Data BK2026, Pg 2185	

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)

521 Form Attachment-

20. Tract 1: County Surveyor's Lot No. 3A In the Southeast Quarter (SE1/4) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

Tract 2: Lot Two (2) in the Southeast Quarter (SE1/4) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, also described as follows: Commencing in the East line of said Section at a point Seventy-six rods South of the Northeast corner of the Southeast Quarter thereof, running thence West, Twenty-four rods; thence South Twenty rods; thence East, Twenty-four rods; thence North, in the East line of said Section Twenty rods, to the place of beginning.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 08/17/26
\$ Ex012 By AS

Bk 2026, Pg 2185

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 August A.D., 2026, at 01:39
o'clock PM. Recorded in Book 2026
on Pages 2185-2186

Abigail King

County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

Please Return to:
DEWALD DEAYER L'HEUREUX, P.C., L.L.O.
413 East Avenue, Box 466
Holdrege, NE 68949

QUITCLAIM DEED

TODD D. SCHEUNEMAN, a single person, GRANTOR, whether one or more, in consideration of and pursuant to a decree of dissolution of marriage and other valuable consideration, receipt of which is hereby acknowledged, quitclaims and conveys to **TAMARA L. SCHEUNEMAN**, as a single person, GRANTEE, the following described real estate (as defined in NEB.REV.STAT. §76-201) in Webster County, Nebraska:

Tract 1: County Surveyor's Lot No. 3A In the Southeast Quarter (SE1/4) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

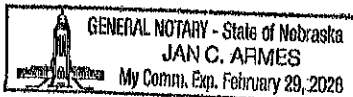
**Tract 2: Lot Two (2) in the Southeast Quarter (SE1/4) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, also described as follows:
Commencing in the East line of said Section at a point Seventy-six rods South of the Northeast corner of the Southeast Quarter thereof, running thence West, Twenty-four rods; thence South Twenty rods; thence East, Twenty-four rods; thence North, in the East line of said Section Twenty rods, to the place of beginning.**

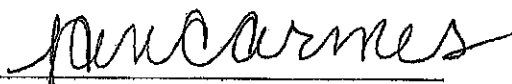
Executed on this 14th day of August, 2026.


TODD D. SCHEUNEMAN, Grantor

STATE OF NEBRASKA)
COUNTY OF Adams) ss.

The foregoing instrument was acknowledged before me on this 14th day of August, 2026 by Todd D. Scheuneman, known to me personally or who have provided satisfactory evidence of identification to me, as Grantor.




Notary Public

(Seal)

Residential & Commercial Sales Worksheet

[illegible]

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. 08 Day 17 Yr. 2026		4 Date of Deed Mo. 08 Day 17 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Doug Pierce Street or Other Mailing Address 341 N Cherry City Red Cloud State NE Zip Code 68970 Phone Number 916-201-5600 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Arvin and Minuette Bergman Street or Other Mailing Address 642 West 4th Ave City Red Cloud State NE Zip Code 68970 Phone Number 505-330-5038 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 _____

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 341 N Cherry Red Cloud, Nebraska	19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)
---	---

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

20 Legal Description (Attach additional pages, if needed.)
Lots One (1), Two (2), Three (3) and Four (4), Block Two (2), Platt's First 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 \$ 80,000.00
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 \$ 80,000.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number n/a	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) ☐ Yes ☒ No	
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No	

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

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

402.746.3613
Phone Number

sign
here

Signature of Grantee or Authorized Representative

Attorney
Title

August 17, 2026
Date

Register of Deed's Use Only

For Dept. Use Only

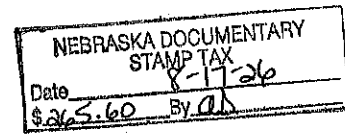
28 Date Deed Recorded Mo. 8 Day 17 Yr. 26	29 Value of Stamp or Exempt Number \$ 265.60	30 Recording Data BK2026, Pg 2187
--	---	--------------------------------------

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 17 day
of Aug, A.D., 2026, at 2:41
o'clock P.M. Recorded in Book 2026
on Page 2187
Abbey T. King County Clerk
D. J. King Deputy
Ind. Comp. Assessor Carded**JOINT TENANCY WARRANTY DEED**

Doug Pierce, a single person, GRANTOR, in consideration of EIGHTY THOUSAND AND NO/100 DOLLARS (\$80,000.00) and other valuable consideration, hereby conveys to GRANTEE, Arvin Bergman and Minuette Bergman, husband and wife as joint tenants, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1), Two (2), Three (3) and Four (4), Block Two (2), Platt's First Addition to Red Cloud, Webster County, Nebraska; PROVIDED that Grantor retains possession to remove personal property until October 1, 2026, but anything remaining thereafter shall belong to Grantees; and PROVIDED further that Grantees will not enter the house or garage prior to October 1st without Grantor's permission.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances except 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 17, 2026.

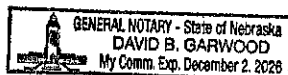
Doug Pierce

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August 17, 2026, by Doug Pierce, a single person.

Comm. expires 12-3-2026

Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2026	2189	8/17/2026	Base: 91-0074		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000329200		193	1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20035		007	0000	
Land		Improvements	Total		Date of Sale Property Classification Code								
3,660		88,110	91,770		Status	Property Type		Zoning		Location	City Size		Parcel Size
Assessor Location: BLUE HILL (BH)				A) 1	B) 01		C) 1		D) 1	E) 6		F) 2	

	Residential	Commercial
Multiple Improvements:	Multiple. Improvements. :	Multiple. Improvements. :
Construction Date:	Construction Date : 1900	Construction Date :
Floor:	Floor Sq. Ft. : 1,136	Floor Sq. Ft. :
Building Cost New:	Cost : 220,915	Cost :
Single Family Style: 101	Residential Condition: 35	Commercial Occupancy Code:
(100) ☐ Mobile Home	(10) ☐ Worn Out	Primary: Other1: Other2:
(101) ☒ One Story	(20) ☐ Badly Worn	Commercial Construction Class:
(102) ☐ Two Story	(30) ☒ Average	(1) ☐ Fireproof Structural Steel Frame
(103) ☐ Split Level	(40) ☒ Good	(2) ☐ Reinforced Concrete Frame
(104) ☐ 1 1/2 Story	(50) ☐ Very Good	(3) ☐ Masonry Bearing Walls
(111) ☐ Bi-Level	(60) ☐ Excellent	(4) ☐ Wood or Steel Framed Ext. Walls
(106) ☐ Other		(5) ☐ Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) ☐ Pole Frame
(301) ☐ One Story	(10) ☐ Low	Cost Rank: Condition:
(302) ☐ Two Story	(20) ☐ Fair	(10) ☐ Low (10) ☐ Worn Out
(307) ☐ 1 1/2 Story	(30) ☒ Average	(20) ☐ Average (20) ☐ Badly Worn
(308) ☐ Split Level	(40) ☐ Good	(30) ☐ Above Average (30) ☐ Average
(309) ☐ 2 1/2 Story	(50) ☐ Very Good	(40) ☐ High (40) ☐ Good
(304) ☐ One Story Duplex	(60) ☐ Excellent	(50) ☐ Very Good
(305) ☐ Two Story Duplex		(60) ☐ Excellent

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

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

193

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. 08 Day 17 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) Trevor K Campbell and Hannah J Slattery Street or Other Mailing Address Hilltop Rd City Denver Township State NE Zip Code 68901 Phone Number (402) 705-3814 Email Address NA		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Brelan M Weiss and Shyanne D Weiss Street or Other Mailing Address 302 South Payne Street City Blue Hill State NE Zip Code 68930 Phone Number (402) 519-3269 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address NA	

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

8 Type of Deed	☐ Conservator ☐ Bill of Sale ☐ Cemetery ☐ Corrective ☐ Death Certificate - Transfer on Death	☐ Distribution ☐ Easement ☐ Executor ☐ Land Contract/Memo ☐ Lease ☐ Mineral ☐ Partition ☐ Personal Rep. ☐ Quit Claim ☒ 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 ☐ Irrevocable Trust ☐ Life Estate ☐ Partition ☐ Revocable Trust ☒ Sale ☐ Satisfaction of Contract ☐ Transfer on Death ☐ Trustee to Beneficiary ☐ Other (Explain)
---	--

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

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

14 What is the current market value of the real property? \$172,000.00	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 CTE ☐ No
---	---

18 Address of Property 302 S Payne St Blue Hill, NE 68930 18a ☐ No address assigned 18b ☐ Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as #6
--	--

20 Legal Description (Attach additional pages, if needed.)
Lots One (1) and Two (2), Block Seven (7), Grussel's Subdivision of Rohrer's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof

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

22 Total purchase price, including any liabilities assumed.	22 \$ 172,000.00
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 \$ 172,000.00
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.

Brelan M Weiss
Print or Type Name of Grantee or Authorized Representative
Val Kircher CTE
Signature of Grantee or Authorized Representative

402-413-7308
Phone Number
08/17/2026
Date

sign
here

Grantee President
Title

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 8 Day 18 Yr. 2026	29 Value of Stamp or Exempt Number \$ 571.04	30 Recording Data BK2026, Pg 2189

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 08/18/26
\$ 571.04 By AS

Bk 2026, Pg 2189

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 18 day
of August A.D., 2026, at 12:55
o'clock PM. Recorded in Book 2026
on Page 2189

Arday Phillips County Clerk
Fee: \$10.00 By: AS Deputy
Electronically Recorded

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

07-26-2414

JOINT TENANCY WARRANTY DEED

as single person Trevor K. Campbell *as single person* and Hannah J. Satterly, (GRANTORS), in consideration of \$1.00 and other valuable consideration received from Breidan M. Weiss and Shyanne D. Weiss, a married couple ("GRANTEES") convey to GRANTEEES, as joint tenants with rights of survivorship, the following described real estate, (as defined in Neb. Rev. Stat. § 76-201):

Lots One (1) and Two (2), Block Seven (7), Grussel's Subdivision of Rohrer's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof

GRANTORS covenant with GRANTEEES that GRANTORS are:

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

Executed on this 30th day of JULY, 2026.

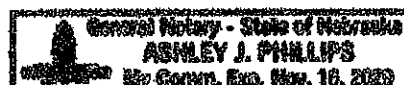
Trevor K. Campbell
Trevor K. Campbell

Hannah J. Satterly
Hannah J. Satterly

STATE OF NEBRASKA)
COUNTY OF Adams) ss.

The foregoing Joint Tenancy Warranty Deed was acknowledged before me on the 30th day of JULY, 2026 by Trevor K. Campbell, and Hannah J. Satterly.

Arday J. Phillips
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2026	2216	8/18/2026	Base: 91-0002		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000125500		194	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		009	0000	
Land		Improvements	Total		Date of Sale Property Classification Code								
1,875		66,975	68,850		Status	Property Type		Zoning	Location	City Size		Parcel Size	
Assessor Location: RED CLOUD (RC)				A) 1	B) 01		C) 1	D) 1	E) 6		F) 1		

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1890	Construction Date :
Floor:	Floor Sq. Ft. : 1,818	Floor Sq. Ft. :
Building Cost New:	Cost : 273,605	Cost :
Single Family Style: 101	Residential Condition: 20	Commercial Occupancy Code:
(100) ☐ Mobile Home	(10) ☐ Worn Out	Primary: Other1: Other2:
(101) ☒ One Story	(20) ☒ Badly Worn	Commercial Construction Class:
(102) ☐ Two Story	(30) ☐ Average	(1) ☐ Fireproof Structural Steel Frame
(103) ☐ Split Level	(40) ☐ Good	(2) ☐ Reinforced Concrete Frame
(104) ☐ 1 1/2 Story	(50) ☐ Very Good	(3) ☐ Masonry Bearing Walls
(111) ☐ Bi-Level	(60) ☐ Excellent	(4) ☐ Wood or Steel Framed Ext. Walls
(106) ☐ Other		(5) ☐ Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) ☐ Pole Frame
(301) ☐ One Story	(10) ☐ Low	Cost Rank: Condition:
(302) ☐ Two Story	(20) ☐ Fair	(10) ☐ Low (10) ☐ Worn Out
(307) ☐ 1 1/2 Story	(30) ☒ Average	(20) ☐ Average (20) ☐ Badly Worn
(308) ☐ Split Level	(40) ☐ Good	(30) ☐ Above Average (30) ☐ Average
(309) ☐ 2 1/2 Story	(50) ☐ Very Good	(40) ☐ High (40) ☐ Good
(304) ☐ One Story Duplex	(60) ☐ Excellent	(50) ☐ Very Good
(305) ☐ Two Story Duplex		(60) ☐ Excellent

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

Real Estate Transfer Statement

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

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. 8 Day 18 Yr. 2025		4 Date of Deed Mo. 8 Day 13 Yr. 2025	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lucas Linden Street or Other Mailing Address 1207 Chase Ave City Creighton State NE Zip Code 68729		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Dennis Berard Street or Other Mailing Address 825 N Webster St City Red Cloud State NE Zip Code 68970	
Phone Number (308)999-1631		Phone Number (831)236-3611	
Email Address lucaslinden@gmail.com		Email Address centralcoastcab58@icloud.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	
8 Type of Deed ☐ Conservator ☐ Bill of Sale ☐ Cemetery ☐ Corrective ☐ Death Certificate-Transfer on Death		(C) ☐ Mobile Home	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☒ No		10 Type of Transfer ☐ Distribution ☐ Auction ☐ Court Decree ☐ Foreclosure ☐ Easement ☐ Exchange ☐ Grantor Trust ☐ Irrevocable Trust ☐ Life Estate ☐ Partition ☐ Revocable Trust ☒ Sale ☐ Satisfaction of Contract ☐ Transfer on Death ☐ Trustee to Beneficiary ☐ Other (Explain) _____	
11 Was ownership transferred in full? (If No, explain the division) ☒ YES ☐ NO		12 Was real estate purchased for same use? (If No, state the intended use) ☒ YES ☐ NO	
13 Was transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check 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? \$99,000.00		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 Home Real Estate ☐ NO	
18 Address of Property 825 N Webster St Red Cloud, NE 68970		19 Name and Address of Person to Whom the Tax Statement Should be Sent Dennis Berard 825 N Webster St Red Cloud, NE 68970	
18a. ☐ No address assigned		18b. ☐ Vacant Land	
20 Legal Description The South Half of Lot 6, and all of Lots 7, 8 and 9, Block 9, Smith and Moore's Addition to the City of Red Cloud, Webster County, Nebraska EXCEPT a tract of land described as the East 1/2, 19 feet of the South Half of Lot 6 and all of Lots 7, 8 and 9, Block 9, Smith and Moore's Addition to Red Cloud, Webster County, Nebraska.			
21 If agricultural, list total number of acres transferred in this transaction _____			
22 Total purchase price, including any liabilities assumed		22	\$ 99,000
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	\$ 99,000
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 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.			
Dennis Berard Print or Type Name of Grantee or Authorized Representative		(831)236-3611 Phone Number	
Signature of Grantee or Authorized Representative		Date 8-15-2026	
REGISTER OF DEEDS' USE ONLY			
28 Date Deed Recorded Mo. 8 Day 18 Yr. 2025		29 Value of Stamp or Exempt Number \$ 328.68	
30 Recording Data BK 2026 Pg 2216		For Dept. Use Only	

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 08/18/26

\$ 328.68 By AS

Bk 2026, Pg 2216

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 18 day
of August A.D., 2026, at 02:47
o'clock PM. Recorded in Book 2026
on Page 2216

Attorney

County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

WARRANTY DEED

Return to:
HomeServices Title
7811 Pioneers Blvd. #200
Lincoln, NE 68508

Lucas Linden, a single person ("Grantor"), in consideration of One Dollar and other valuable consideration received from Grantee, do convey unto Dennis Berard, a single person, ("Grantee") the real estate (as defined in Neb. Rev. Stat. 76-201) described as follows:

The South Half of Lot 6, and all of Lots 7, 8 and 9, Block 9, Smith and Moore's Addition to the City of Red Cloud, Webster County, Nebraska EXCEPT a tract of land described as the East 2.19 feet of the South Half of Lot 6 and all of Lots 7, 8 and 9, Block 9, Smith and Moore's Addition to Red Cloud, Webster County, Nebraska.

To have and to hold the Premises, together with all tenements, hereditaments and appurtenances thereto, herein granted unto the Grantee and to Grantee's successors and assigns forever.

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

1. Grantor is lawfully seized of said Premises and it is free from encumbrances, subject, however, to any restrictions, reservations, covenants, easements and agreements of record and subject to all regular taxes and special assessments;
2. Grantor has legal power and lawful authority to convey the same; and
3. Grantor warrants and will defend the title to said Premises against the lawful claims of all persons whosoever.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) this 13th day of August, 2026.

Lucas Linden

Lucas Linden

State of Nebraska
County of Lancaster

The foregoing instrument was acknowledged before me this 13th day of August, 2026 by Lucas Linden and that I, Khalida Khalaf, a Notary Public for the State of Nebraska, certify that I am the person named as an online notary public in this document, am indeed registered as an online notary public for the State of Nebraska and authorized to act as such at the time of this document's online notarization.

Khalida Khalaf
Notary Public (signature) - Affix Seal to the Right

Khalida Khalaf
Notary Public Print Name

KHALIDA KHALAF
ONLINE NOTARY PUBLIC
STATE OF NEBRASKA
COMMISSION NO. 102463
MY COMMISSION EXPIRES 08/10/2029

Notarized online using audio-video communication.

Residential & Commercial Sales Worksheet

[illegible]

Real Estate Transfer Statement

FORM
521

To be filled 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>8</u> Day <u>14</u> Yr. <u>20</u>		4 Date of Deed Mo. <u>8</u> Day <u>12</u> Yr. <u>20</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) STEVEN E. SCHUETT Street or Other Mailing Address 1301 N Kansas Ave City Hastings State Nebraska Zip Code 68901 Telephone Number (402) 469-9392 Email Address steveschuett37@gmail.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) CORRI LAMMERS and JOSHUA MCCARTER Street or Other Mailing Address 201 S Main St City Bladen State Nebraska Zip Code 68928 Phone Number (402) 984-2016 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address CORRICAY@YAHOO.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 (IRC § 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 ☐ 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? \$140,000.00				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 722 N Webster St Bladen, NE 68928 18a ☐ No address assigned 18b ☐ Vacant Land				19 Name and Address of Person to Whom Tax Statement Should be Sent CORRI LAMMERS and JOSHUA MCCARTER 722 N Webster St Bladen, NE 68928			
20 Legal Description (Attach additional pages, if needed.) LOTS SIX (6), SEVEN (7), EIGHT (8), NINE (9) AND TEN (10), BLOCK ONE (1), SPENCE'S 2ND ADDITION TO BLADEN, WEBSTER COUNTY, NEBRASKA							
21 If agricultural, list total number of acres _____							
22 Total purchase price, including any liabilities assumed _____						22 \$140,000.00	
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 \$140,000.00	
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

► CORRI LAMMERS
Print or Type Name of Grantee or Authorized Representative

► Corri Lammers
Signature of Grantee or Authorized Representative

Grantee Title _____

(402) 984-2016
Phone Number

8/14/20
Date

28 Date Deed Recorded Mo. <u>8</u> Day <u>18</u> Yr. <u>20</u>		29 Value of Stamp or Exempt Number \$ <u>464.80</u>		30 Recording Data <u>BK2026, Pg 2235</u>	
Register of Deeds Use Only				For Dept. Use Only	

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.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 08/18/26
\$ 464.80 By AS

Bk 2026, Pg 2235

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 18 day
of August A.D., 2026, at 03:49
o'clock PM. Recorded in Book 2026
on Page 2235

Adam Phillips County Clerk
Fee: \$10.00 By: AS Deputy
Electronically Recorded

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

WARRANTY DEED

STEVEN E. SCHUETT, a single person, GRANTOR, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to GRANTEE

CORRI LAMMERS and JOSHUA MCCARTER, 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:

LOTS SIX (6), SEVEN (7), EIGHT (8), NINE (9) AND TEN (10), BLOCK ONE (1), SPENCE'S 2ND ADDITION
TO BLADEN, 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.

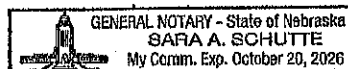
Executed 12th day of August, 2026

Steven E. Schuett
STEVEN E. SCHUETT

STATE OF NEBRASKA
COUNTY OF ADAMS

The foregoing instrument was acknowledged before me this 12th day of August, 2026 by STEVEN E. SCHUETT, a single person.

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



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	2251	8/21/2026	Base: 91-0002				Affiliated:		Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
000161200		196		1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10090		000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
20,265		58,040		78,305		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) 6		

	Residential	Commercial
Multiple Improvements:	Multiple Improvements :	Multiple Improvements :
Construction Date:	Construction Date : 1880	Construction Date :
Floor:	Floor Sq. Ft. : 2,392	Floor Sq. Ft. :
Building Cost New:	Cost : 395,850	Cost :
Single Family Style: 102	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: 40	(6) ☐ Pole Frame
(301) ☐ One Story	(10) ☐ Low	Cost Rank: Condition:
(302) ☐ Two Story	(20) ☐ Fair	(10) ☐ Low (10) ☐ Worn Out
(307) ☐ 1 1/2 Story	(30) ☐ Average	(20) ☐ Average (20) ☐ Badly Worn
(308) ☐ Split Level	(40) ☒ Good	(30) ☐ Above Average (30) ☐ Average
(309) ☐ 2 1/2 Story	(50) ☐ Very Good	(40) ☐ High (40) ☐ Good
(304) ☐ One Story Duplex	(60) ☐ Excellent	(50) ☐ Very Good
(305) ☐ Two Story Duplex		(60) ☐ Excellent

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

(Continue on back)

39950

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

196

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. 08 Day 21 Yr. 2026		4 Date of Deed Mo. 08 Day 21 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) SEE EXHIBIT A Donald A. Mullen and Tami L. Mullen, Trustees of the Don and Tami Street or Other Mailing Address 541 N. Walnut St. City Red Cloud State NE Zip Code 68970 Phone Number (719)800-8543 Email Address na				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jeffrey E. Quinn and Kristy L. Ellis Quinn Street or Other Mailing Address 14911 Apple Spring Hollow City Leander State TX Zip Code 78641 Phone Number (512)603-3876 In the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address jeffreyquinn@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 Interest-Nonproducing ☐ Mineral Interest-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 ☐ Cometary ☐ 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 trustee 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? \$77,000.00				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 Rhynolds Auction & Realty ☐ No			
18 Address of Property 821 N. Franklin St., Red Cloud, NE 68970				19 Name and Address of Person to Whom the Tax Statement Should be Sent Jeffrey E. Quinn and Kristy L. Ellis Quinn 14911 Apple Spring Hollow Leander, TX 78641			
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.	
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption number	
26 Is an affidavit as described in Neb. Rev. Stat. § 79-2,141 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.

Jeffrey E. Quinn and Kristy L. Ellis Quinn
Print or Type Name of Grantee or Authorized Representative

sign
here

Signature of Grantee or Authorized Representative

Grantee
Title

(512)603-3876
Phone Number

08/21/2026
Date

Register of Deeds Use Only			For Dept. Use Only		
28 Date Deed Recorded Mo. 8 Day 24 Yr. 2026		29 Value of Stamp or Exempt Number \$ 255.64		30 Recording Data BK2026 Pg 2251	

Nebraska Department of Revenue
Form No. 50-200-2000 Rev. 8-2020 (Supersedes 00-200-2000 Rev. 8-2007)

Grantee Retain a copy of this document for your records.

2026 Aug 24 02:44 PM 255.64 Book 2026 Page 2251

EXHIBIT A

Grantor:

Donald A. Mullen and Tami L. Mullen, Trustees of the Don and Tami Mullen Family Trust under agreement dated September 26, 2025
541 N. Walnut St.
Red Cloud, NE 68970
(719)600-8543

Legal Description:

Annex Lot 8 to the City of Red Cloud, also described as beginning at a point 40 feet North and 40 feet West of the Northwest corner of Block 1, Radcliff's Addition to Red Cloud, thence West 760 feet, thence North 380 feet, thence East 760 feet, thence South 380 feet to the point of beginning, located in Webster County, Nebraska

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 08/24/26
\$ 255.64 By AS

Bk 2026, Pg 2251

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 August A.D., 2026, at 02:44
o'clock PM. Recorded in Book 2026
on Pages 2251-2252

Attest

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

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

TRUSTEE'S DEED
(Inter Vivos Trust)

For the consideration of One Dollar and other good and valuable consideration,

**Donald A. Mullen and Tami L. Mullen, Trustees of the Don and Tami Mullen Family Trust under
agreement dated September 26, 2025**

hereby conveys to **Jeffrey E. Quinn and Kristy L. Ellis Quinn, a married couple, as joint tenants and
not as tenants in common**

The following described real estate in Webster County, Nebraska, more particularly described as follows:

**Annex Lot 8 to the City of Red Cloud, also described as beginning at a point 40 feet North and 40
feet West of the Northwest corner of Block 1, Radcliff's Addition to Red Cloud, thence West 760
feet, thence North 380 feet, thence East 760 feet, thence South 380 feet to the point of beginning,
located in Webster County, Nebraska**

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

GRANTOR covenants with GRANTEE that GRANTOR:

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

Executed this 21st day of August, 2026.

Donald A. Mullen and Tami L. Mullen, Trustees of the Don and Tami Mullen Family Trust under agreement dated September 26, 2025

BY: Don A. Mullen
Donald A. Mullen, Trustee

BY: Tami L. Mullen
Tami L. Mullen, Trustee

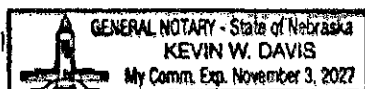
STATE OF NEBRASKA

COUNTY OF WEBSTER

Signed and sworn to before me the 21st of August, 2026, by Donald A. Mullen and Tami L. Mullen, Trustees of the Don and Tami Mullen Family Trust under agreement dated September 26, 2025, on behalf of the Trust.

Kevin W. Davis
Notary Public

Affix stamp/seal



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2026	2267	8/27/2026	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000132901	197	1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				0000			00	0	00000		000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
2 , 625		2 , 625		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)				A) 2	B) 01		C) 1	D) 1	E) 6	F) 3		
				Residential				Commercial				
Multiple Improvements:				Multiple. Improvements. :				Multiple. Improvements. :				
Construction Date:				Construction Date :				Construction Date :				
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. :				
Building Cost New:				Cost :				Cost :				
Single Family Style:				Residential Condition:				Commercial Occupancy Code:				
(100) ☐ Mobile Home				(10) ☐ Worn Out				Primary: Other1: Other2:				
(101) ☐ One Story				(20) ☐ Badly Worn				Commercial Construction Class:				
(102) ☐ Two Story				(30) ☐ Average				(1) ☐ Fireproof Structural Steel Frame				
(103) ☐ Split Level				(40) ☐ Good				(2) ☐ Reinforced Concrete Frame				
(104) ☐ 1 1/2 Story				(50) ☐ Very Good				(3) ☐ Masonry Bearing Walls				
(111) ☐ Bi-Level				(60) ☐ Excellent				(4) ☐ Wood or Steel Framed Ext. Walls				
(106) ☐ Other								(5) ☐ Metal Frame and Walls				
Townhouse or Duplex Style:				Residential Quality:				(6) ☐ Pole Frame				
(301) ☐ One Story				(10) ☐ Low				Cost Rank:		Condition:		
(302) ☐ Two Story				(20) ☐ Fair				(10) ☐ Low		(10) ☐ Worn Out		
(307) ☐ 1 1/2 Story				(30) ☐ Average				(20) ☐ Average		(20) ☐ Badly Worn		
(308) ☐ Split Level				(40) ☐ Good				(30) ☐ Above Average		(30) ☐ Average		
(309) ☐ 2 1/2 Story				(50) ☐ Very Good				(40) ☐ High		(40) ☐ Good		
(304) ☐ One Story Duplex				(60) ☐ Excellent						(50) ☐ Very Good		
(305) ☐ Two Story Duplex										(60) ☐ Excellent		
Assessor's Adjustment to Sale Price (+ or -):												
Assessor Comments and Reason for Adjustment:												
JTWD												
Comments from						Comments:						

(Continue on back)

Real Estate Transfer Statement

197

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. 08 Day 27 Yr. 2026	4 Date of Deed Mo. 08 Day 26 Yr. 2026
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Moxana, LLC Street or Other Mailing Address 544 N Seward St City Red Cloud State NE Zip Code 68970 Phone Number (254) 718-9674 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Douglas Herman and Jennifer Herman Street or Other Mailing Address 1090 Road J City Red Cloud State NE Zip Code 68970 Phone Number (605) 464-1146 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 ☐ Auction ☐ Easement ☐ Gift ☐ Life Estate ☒ Sale ☐ 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? \$2,000	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ %
--	--

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

18 Address of Property Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee
---	---

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

20 Legal Description (Attach additional pages, if needed.) Lots Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16), Block Twenty (20), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska.

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

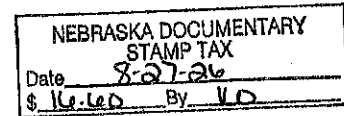
22 Total purchase price, including any liabilities assumed.	22 \$ 4,500.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 4,500.00
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	Kory McCracken Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative	Attorney Title	(402) 746-3613 Phone Number 08/20/2026 Date
-----------	---	-------------------	--

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

28 Date Deed Recorded Mo. 8 Day 27 Yr. 2026	29 Value of Stamp or Exempt Number \$ 16.60	30 Recording Data BL 2026, Pg 2267
--	--	---------------------------------------

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 Aug A.D., 2026, at 3:34
o'clock P.M. Recorded in Book 2026
on Page 2267-2268
Kory Harg County Clerk
16 Deputy
Ind Comp Assessor Carded

JOINT TENANCY WARRANTY DEED

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

Lots Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16), Block Twenty (20), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska.

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

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

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

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

Moxana, LLC

Mark Van Beber, Member

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August 26, 2026, by Mark Van Beber, Member, on behalf of Moxana, LLC.

Comm. expires


Notary Public

STATEMENT OF AUTHORITY

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

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

Moxana, LLC,

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

544 N Seward St, Red Cloud, NE 68970.

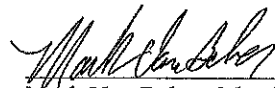
2. The Member **authorized** and **required** to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the Company, without limitation, is:

Mark Van Beber.

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

Executed August 21, 2026.

Moxana, LLC



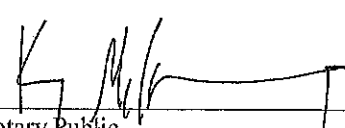
Mark Van Beber, Member

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August 21, 2026, by Mark Van Beber, Member, on behalf of Moxana, LLC.

Comm. expires




Notary Public

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

Phone/Fax: (402) 746-3613
KORY:C:\wp\200\moxana\MOXANA.SOA 8/20/26

Page 1 of 1 Pages

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	2284	8/27/2026	Base: 91-0074			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
002102000		198		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4131	4	11	12	0	00000	1	000	0280
Land		Improvements		Total		Date of Sale Property Classification Code								
936,940		69,390		1,006,330		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 1	B) 05		C) 5	D) 3	E) 0	F) 10		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		12.760		21,885				
1A						1G		64.210		110,115				
2A1						2G1		5.480		8,520				
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1		0.420		1,390		Shelterbelt/Timber								
1D		197.430		652,505		Accretion								
2D1		3.660		11,475		Waste								
2D		7.170		22,475		Other								
3D1						AG LAND TOTAL		314.970		898,100				
3D						Roads		6.000						
4D1		18.300		53,530		Farm Sites		1.000		13,840				
4D		5.540		16,205		Home Sites		1.000		25,000				
						Recreation								
Dwellings				31,690		Other								
Outbuildings				37,700		Non-AG TOTAL		8.000		38,840				

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

10280

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. 08 Day 27 Yr. 2026		4 Date of Deed Mo. 08 Day 25 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Vernon A. Kranau Street or Other Mailing Address 718 E. 3rd St City Hastings State NE Zip Code 68901 Phone Number (402)879-5146 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) CTL Farms, L.L.C. Street or Other Mailing Address 1352 Rd. Z City Blue Hill State NE Zip Code 68930 Phone Number (402)756-3741 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes ☐ No ☒ Yes ☐ No ☒ Email Address NA			

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?
 \$1,400,000.00

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 Rhynolds Auction & Realty ☐ No

18 Address of Property
 1251 Rd Z, ~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXX~~, Blue Hill, NE 68930

19 Name and Address of Person to Whom the Tax Statement Should be Sent
 CTL Farms, L.L.C.
 1352 Rd. Z
 Blue Hill, NE 68930

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	\$	1,400,000	00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	0	00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	1,400,000	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

Keith Waterbury, Member, of CTL Farms, L.L.C.
 Print or Type Name of Grantee or Authorized Representative
Keith Waterbury
 Signature of Grantee or Authorized Representative

(402)756-3741
 Phone Number
 08/27/2026
 Date

Grantee
 Title

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. 08 Day 23 Yr. 26	29 Value of Stamp or Exempt Number \$ 4648.00	30 Recording Data BK2026 Pg 2284	

Nebraska Department of Revenue

Form No. 96-269-2008 Rev. 8-2025 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.

Legal Description

West Half of the Northeast Quarter (W1/2NE1/4), and the West Half of the Southeast Quarter (W1/2SE1/4), and the Northwest Quarter (NW1/4), Section Twelve (12), Township Four (4) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 08/28/26
\$4648.00 By AS

Bk 2026, Pg 2284

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 August A.D., 2026, at 08:31
o'clock AM. Recorded in Book 2026
on Pages 2284-2285

Abbey H. Hing County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

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

PERSONAL REPRESENTATIVE'S DEED

The GRANTOR

Victor A. Kranau, Personal Representative of the Estate of Vernon A. Kranau, deceased

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

CTL Farms, L.L.C.

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

**West Half of the Northeast Quarter (W1/2NE1/4), and the West Half of the Southeast Quarter
(W1/2SE1/4), and the Northwest Quarter (NW1/4), Section Twelve (12), Township Four (4) North,
Range Eleven (11), West of the 6th P.M., Webster County, Nebraska**

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

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

Executed this 25th day of AUGUST, 2026.

Vernon A. Kranau

BY: Victor A. Kranau
Victor A. Kranau, Personal Representative

STATE OF NEBRASKA

Adams
COUNTY OF WEBSTER

Signed and sworn to before me the 25th of August, 2026, by Victor A. Kranau, the Personal Representative of the Vernon A. Kranau Estate, on behalf of the Estate.

[Signature]
Notary Public

Affix stamp/seal:



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2026	2337	8/28/2026	Base: 91-0074		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
001713000		199	1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	20	4	00000	1	000	0000	
Land		Improvements	Total		Date of Sale Property Classification Code								
55,960		37,010	92,970		Status	Property Type		Zoning	Location	City Size	Parcel Size		
		Irrigation Type:		A) 1	B) 05		C) 5	D) 3	E) 0	F) 7			
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	0.500						
	4D1					Farm Sites	1.000	13,840					
	4D					Home Sites	13.500	42,120					
						Recreation							
	Dwellings					Other							
	Outbuildings		37,010		Non-AG TOTAL			15.000	55,960				

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

6/28/25

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. 8 Day 28 Yr. 2026	4 Date of Deed Mo. 8 Day 27 Yr. 2026
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) KEENAN J. WHITE Street or Other Mailing Address 204 E Hwy 92 City Arthur State NE Zip Code 69153 Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) KEITHEN DRURY and MEGAN DRURY Street or Other Mailing Address 1249 Julesburg Dr City Lincoln State NE Zip Code 68521 Phone Number (402) 705-4735 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 ☐ 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? 140,000.00	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 1484 HIGHWAY 4 BLUE HILL 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.)
A tract of land comprising a part of the East Half of the Southeast Quarter (E1/2SE1/4) of Section Twenty (20), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Beginning at the Southeast corner of said East Half of the Southeast Quarter (E1/2SE1/4); thence running Westerly along the South line of said East Half of the Southeast Quarter a distance of 990 feet; thence running Northerly parallel to the East line of said East Half of the Southeast Quarter a distance of 650 feet; thence running Easterly parallel to the South line of said East Half of the Southeast Quarter a distance of 990 feet; thence running Southerly along the East line of said East Half of the Southeast Quarter a distance of 650 feet to the Point of Beginning, EXCEPT tracts of land conveyed to the State of Nebraska by Warranty Deed recorded in Book 26, Page 240 and by Warranty Deed recorded in Book 33, Page 250 in the records of Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction 15	22 Total purchase price, including any liabilities assumed.	22 \$ 140,000.00
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 \$ 140,000.00
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 n/a		
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.

Krista Shaul

Print or Type Name of Grantee or Authorized Representative

Krista Shaul

Signature of Grantee or Authorized Representative

Attorney at Law

Title

(308) 284-4424

Phone Number

8/28/2026

Date

sign
here

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 8 Day 31 Yr. 26	29 Value of Stamp or Exempt Number \$ 464.80	30 Recording Data BK2026 Pg 2337
---	--	--

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 08/31/26
\$ 464.80 By AS

Bk 2026, Pg 2337

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 August A.D., 2026, at 01:52
o'clock PM. Recorded in Book 2026
on Pages 2337-2338

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

Please return to: Pierce & Shaul Law Office, PO Box 236, Ogallala, NE 69153.

Warranty Deed

KEENAN J. WHITE, a married person, GRANTOR, in consideration of \$140,000 received, conveys to KEITHEN DRURY and MEGAN DRURY, husband and wife, GRANTEES as joint tenants with rights of survivorship, the following described real estate, (as defined in Neb. Rev. Stat. 76-201):

A tract of land comprising a part of the East Half of the Southeast Quarter (E1/2SE1/4) of Section Twenty (20), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Beginning at the Southeast corner of said East Half of the Southeast Quarter (E1/2SE1/4); thence running Westerly along the South line of said East Half of the Southeast Quarter a distance of 990 feet; thence running Northerly parallel to the East line of said East Half of the Southeast Quarter a distance of 660 feet; thence running Easterly parallel to the South line of said East Half of the Southeast Quarter a distance of 990 feet; thence running Southerly along the East line of said East Half of the Southeast Quarter a distance of 660 feet to the Point of Beginning, EXCEPT tracts of land conveyed to the State of Nebraska by Warranty Deed recorded in Book 25, Page 249 and by Warranty Deed recorded in Book 33, Page 250 in the records of Webster County, Nebraska

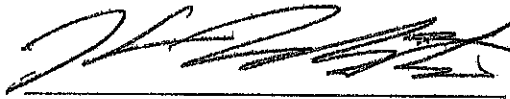
GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

- a. is lawfully seised of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record;

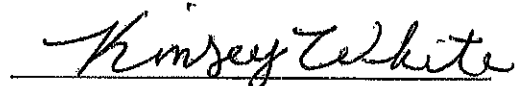
- b. has legal power and lawful authority to convey the same; and
- c. warrants and will defend title to the real estate against the lawful claims of all persons

KINSEY WHITE is the spouse of GRANTOR and hereby executes this deed to convey any interest, marital or otherwise, that she may have or claim in the above-described real estate to the GRANTEE.

Executed: August 27, 2026



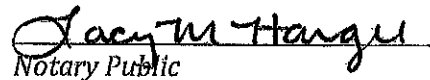
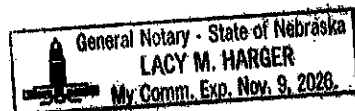
KEENAN J. WHITE, Grantor



KINSEY WHITE, Grantor

STATE OF NEBRASKA, COUNTY OF KEITH -- ss.

The foregoing Warranty Deed was acknowledged before me on August 27, 2026 by KEENAN J. WHITE and KINSEY WHITE.


Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2026	2341	9/4/2026	Base: 91-0002		Affiliated:		Unified:				
Location ID		Sale Number	Useability & Code #	Parcel Number								
001412901		200	1	GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4489	1	10	30	1	00000	000	0000	
Land	Improvements	Total		Date of Sale Property Classification Code								
77,685	124,440	202,125		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 01	C) 1	D) 3	E) 0	F) 7			
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	1.500						
	4D1				Farm Sites	1.000	13,840					
	4D				Home Sites	13.450	63,845					
					Recreation							
	Dwellings		104,080		Other							
	Outbuildings		20,360	Non-AG TOTAL			15.950	77,685				

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

Real Estate Transfer Statement

250

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. 09 Day 04 Yr. 2026		4 Date of Deed Mo. 09 Day 01 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Brandon Furr and Brandy Furr Street or Other Mailing Address 83441 557 Ave City Norfolk State NE Zip Code 68701 Phone Number (402)257-7769 Email Address bfurr49@yahoo.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Daniel Powers Street or Other Mailing Address 1009 W US Hwy 6 City Holdrege State NE Zip Code 68949 Phone Number (308)991-3641 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Email Address NA			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$195,000.00

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 Whitetail Trophy ☐ No

18 Address of Property
277 Rd 1400, Red Cloud, NE 68970

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Daniel Powers
1009 W US Hwy 6
Holdrege, NE 68949

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	\$	195,000	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	\$	195,000	00

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

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

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

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

sign here

Print or Type Name of Grantee or Authorized Representative: Daniel Powers (308)991-3641 Phone Number

Signature of Grantee or Authorized Representative: [Signature] Grantee Title: 09/04/2026 Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 9 Day 8 Yr. 2026	29 Value of Stamp or Exempt Number \$ 647.40	30 Recording Data BK2026 Pg 2341

Legal Description

A tract of land located in the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty (30), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Commencing at the Northeast (NE $\frac{1}{4}$) corner of the said Northeast Quarter (NE $\frac{1}{4}$) and the Place of Beginning; thence S 00°24'21" E (assumed bearing) along the East line of said Northeast Quarter (NE $\frac{1}{4}$) a distance of 1471.76 feet; thence S 89°42'19" W a distance of 201.78 feet; thence N 50°14'47" W a distance of 323.67 feet; thence N 04°44'46" W a distance of 1264.68 feet to the North line of said Northeast Quarter (NE $\frac{1}{4}$); thence N 89°25'43" E along said North line a distance of 544.86 feet to the Place of Beginning, subject to public road right-of-way on the North and East.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 09/08/26
\$ 647.40 By AS

Bk 2026, Pg 2341

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 08 day
of September A.D., 2026, at 08:47
o'clock AM. Recorded in Book 2026
on Pages 2341-2342

Allyssa King

County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT

Brandon Furr and Brandy Furr, a married couple

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

Daniel Powers, a married person

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

A tract of land located in the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty (30), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Commencing at the Northeast (NE $\frac{1}{4}$) corner of the said Northeast Quarter (NE $\frac{1}{4}$) and the Place of Beginning; thence S 00°24'21" E (assumed bearing) along the East line of said Northeast Quarter (NE $\frac{1}{4}$) a distance of 1471.76 feet; thence S 89°42'19" W a distance of 201.78 feet; thence N 50°14'47" W a distance of 323.67 feet; thence N 04°44'46" W a distance of 1264.68 feet to the North line of said Northeast Quarter (NE $\frac{1}{4}$); thence N 89°25'43" E along said North line a distance of 544.86 feet to the Place of Beginning, subject to public road right-of-way on the North and East.

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 1st day of SEPTEMBER, 2026.


Brandon Furr


Brandy Furr

STATE OF NEBRASKA

COUNTY OF Madison

Signed and sworn to before me the 1st of September, 2026, by Brandon Furr and Brandy Furr, a married couple.


Notary Public

Affix stamp/seal:



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2026	2343	9/2/2026	Base: 91-0002				Affiliated:		Unified:			
Location ID		Sale Number	Useability & Code #		Parcel Number								
001814500		201	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4491	1	11	19	3	00000	1	000	7970
Land		Improvements	Total		Date of Sale Property Classification Code								
3,525,875		153,625	3,679,500		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		331.570		565,970			
1A						1G		153.080		246,350			
2A1						2G1		383.510		570,535			
2A						2G		203.150		315,830			
3A1						3G1		103.530		154,785			
3A						3G		103.720		154,235			
4A1						4G1		9.310		4,655			
4A						4G		232.210		121,390			
DRYLAND 1D1		15.380	50,830		Shelterbelt/Timber								
1D		188.480	622,930		Accretion								
2D1		23.700	74,300		Waste		7.970		3,985				
2D		22.630	70,945		Other								
3D1		12.230	36,260		AG LAND TOTAL		1,943.670		3,441,115				
3D						Roads		35.690					
4D1		119.800	350,420		Farm Sites		3.000		34,760				
4D		33.400	97,695		Home Sites		2.000		50,000				
						Recreation							
Dwellings				75,900		Other							
Outbuildings				77,725		Non-AG TOTAL		40.690		84,760			

Assessor's Adjustment to Sale Price (+ or -):					Total Recapture Value:				
Assessor Comments and Reason for Adjustment:									
WD; TRANSFER OUT OF TRUST BACK TO BENEFICIARY									
Comments from					Comments:				
001814500 001407400 001810000 001813400 001815500 001813000 001407000									
(Continue on back)									

Real Estate Transfer Statement 201

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>09</u> Day <u>02</u> Yr. <u>2026</u>		4 Date of Deed Mo. <u>09</u> Day <u>02</u> Yr. <u>2026</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Attached Street or Other Mailing Address 1024 Road C City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-0055 Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Serena F. Boner Street or Other Mailing Address 1024 Road C City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-0055 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 ☐ 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? 3,525,875.00				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 1024 Road C & 1081 River Road, Red Cloud, NE 68970				19 Name and Address of Person to Whom the Tax Statement Should be Sent Serena M. Boner 1024 Road C Red Cloud, NE 68970			
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 1984.36							

22 Total purchase price, including any liabilities assumed.	22	\$	0.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20			
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) ☐ Yes ☒ No			
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No			

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

sign here **Henry C. Schenker** Print or Type Name of Grantee or Authorized Representative
Henry C. Schenker Signature of Grantee or Authorized Representative
308-425-6273 Phone Number
9/4/2026 Date
Attorney Title

28 Date Deed Recorded Mo. <u>9</u> Day <u>8</u> Yr. <u>26</u>		29 Value of Stamp or Exempt Number \$ Exempt # 20		30 Recording Data BK2026, Pg 2343		For Dept. Use Only
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5. SERENA F. BONER, TRUSTEE OF THE SERENA F. BONER REVOCABLE LIVING TRUST, dated November 19, 2021

20. ^{6/14/20} The Southwest Quarter (SW $\frac{1}{4}$) of Section Nineteen (19), Township One (1), North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

The Northwest Quarter (NW $\frac{1}{4}$) of Section Seventeen (17), Township One (1), North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska;

^{6/10/20} The West Half of the Southwest Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Seventeen (17), Township One (1), North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska;

^{6/8/15} The West Half (W $\frac{1}{2}$) of Section Twenty-three (23), Township One (1), North Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

^{6/8/20} The Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-two (22), Township One (1), North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

^{6/31/15} The East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$); the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) and the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$), all in Section Thirty-four (34), Township One (1), North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

^{6/18/10} The Southeast Quarter (SE $\frac{1}{4}$); the South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$); and the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$), all in Section Fifteen (15), Township One (1), North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

— The North Half of the county road running east and west adjacent to the East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Fifteen (15), Township One (1), North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

— The West Half of the county road running north and south adjacent to the Northeast Quarter (NE $\frac{1}{4}$) and the Southeast Quarter (SE $\frac{1}{4}$) of Section Fifteen (15), Township One (1), North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

— The South Half (S $\frac{1}{2}$) of Section Twenty-two (22), Township One (1), North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska; and

^{6/10/20} The South Half (S $\frac{1}{2}$) and the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Sixteen (16), Township One (1), North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 09/08/26
\$ Ex020 By AS

Bk 2026, Pg 2343

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 08 day
of September A.D., 2026, at 08:47
o'clock AM. Recorded in Book 2026
on Pages 2343-2344

Attest

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

When recording is completed return to:

DUNCAN, WALKER & SCHENKER, P.C., L.L.O.
P. O. Box 207
Franklin, NE 68939

WARRANTY DEED

SERENA F. BONER, TRUSTEE OF THE SERENA F. BONER REVOCABLE LIVING
TRUST, dated November 19, 2021, Grantor, whether one or more,

in consideration of One and no/100 --- (\$1.00) --- Dollar and Conveyance from Revocable Trust,
receipt of which is hereby acknowledged, conveys to

SERENA F. BONER, a single person, Grantee,

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

The Southwest Quarter (SW $\frac{1}{4}$) of Section Nineteen (19), Township One (1),
North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

The Northwest Quarter (NW $\frac{1}{4}$) of Section Seventeen (17), Township One (1),
North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska;

The West Half of the Southwest Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Seventeen (17),
Township One (1), North, Range Ten (10), West of the 6th P.M., Webster County,
Nebraska;

The West Half (W $\frac{1}{2}$) of Section Twenty-three (23), Township One (1), North
Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

The Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-two (22), Township One (1),
North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

The East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$); the Southwest Quarter of the
Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) and the Southeast Quarter of the Southwest
Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$), all in Section Thirty-four (34), Township One (1), North,
Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

The Southeast Quarter (SE $\frac{1}{4}$); the South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$);
and the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$), all in Section
Fifteen (15), Township One (1), North, Range Eleven (11), West of the 6th P.M.,
Webster County, Nebraska;

The North Half of the county road running east and west adjacent to the East Half
of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Fifteen (15), Township One (1),
North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

The West Half of the county road running north and south adjacent to the Northeast Quarter (NE¼) and the Southeast Quarter (SE¼) of Section Fifteen (15), Township One (1), North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

The South Half (S½) of Section Twenty-two (22), Township One (1), North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska; and

The South Half (S½) and the Southeast Quarter of the Northeast Quarter (SE¼NE¼) of Section Sixteen (16), Township One (1), North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

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

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

Executed: September 2, 2026.

Serena F. Boner, Trustee
 Serena F. Boner, TRUSTEE OF THE SERENA F. BONER REVOCABLE LIVING TRUST, dated November 19, 2021.

STATE OF NEBRASKA)
) ss.
 FRANKLIN COUNTY)

The foregoing instrument was acknowledged before me on September 2, 2026, by Serena F. Boner, TRUSTEE OF THE SERENA F. BONER REVOCABLE LIVING TRUST, dated November 19, 2021.



Henry C. Schenker
 Notary Public.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	2345	9/2/2026	Base: 91-0002			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
001814500		202		4 05		GeoCde	TwN	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value						4491	1	11	19	3	00000	1	000	7970
Land		Improvements		Total		Date of Sale Property Classification Code								
3,525,875		153,625		3,679,500		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		331.570		565,970				
1A						1G		153.080		246,350				
2A1						2G1		383.510		570,535				
2A						2G		203.150		315,830				
3A1						3G1		103.530		154,785				
3A						3G		103.720		154,235				
4A1						4G1		9.310		4,655				
4A						4G		232.210		121,390				
DRYLAND 1D1		15.380		50,830		Shelterbelt/Timber								
1D		188.480		622,930		Accretion								
2D1		23.700		74,300		Waste		7.970		3,985				
2D		22.630		70,945		Other								
3D1		12.230		36,260		AG LAND TOTAL		1,943.670		3,441,115				
3D						Roads		35.690						
4D1		119.800		350,420		Farm Sites		3.000		34,760				
4D		33.400		97,695		Home Sites		2.000		50,000				
						Recreation								
Dwellings				75,900		Other								
Outbuildings				77,725		Non-AG TOTAL		40.690		84,760				

Assessor's Adjustment to Sale Price (+ or -):					Total Recapture Value:				
Assessor Comments and Reason for Adjustment:									
WD; TRANSFER BETWEEN PARENT & CHILD RETAINING LIFE ESTATE									
Comments from					Comments:				
001814500 001407400 001810000 001813400 001815500 001813000 001407000									
(Continue on back)									

Real Estate Transfer Statement

202

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. 09 Day 02 Yr. 2026		4 Date of Deed Mo. 09 Day 02 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Serena F. Boner Street or Other Mailing Address 1024 Road C City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-0055 Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See Attached Street or Other Mailing Address See Attached City State Zip Code Phone Number See Attached 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 ☒ Improved ☒ Unimproved ☐ IOLL		(B) Property Type ☐ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☒ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ State Assessed ☐ Exempt				(C) ☐ Mobile Home	
8 Type of Deed ☐ Conservator ☐ Bill of Sale ☐ Cemetery ☐ Distribution ☐ Land Contract/Memo ☐ Partition ☐ Sheriff ☐ Other ☐ Easement ☐ Lease ☐ Personal Rep. ☐ Trust/Trustee ☐ Executor ☐ Mineral ☐ Quit Claim ☒ Warranty ☐ Death Certificate - Transfer on Death							
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? 3,525,875.00				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 1024 Road C & 1081 River Road, Red Cloud, NE 68970				19 Name and Address of Person to Whom the Tax Statement Should be Sent Serena M. Boner 1024 Road C Red Cloud, NE 68970			
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: 1984.36							

22 Total purchase price, including any liabilities assumed.		22	\$	0.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)		23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		24	\$	0.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5(a)(1)				
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) ☐ Yes ☒ No				
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No				

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

Henry C. Schenker

Print or type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney
Title

308-425-6273

Phone Number

9/4/2026

Date

sign
here

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 9 Day 8 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt # Sai	30 Recording Data BK2026 Pg 2345
--	--	--

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

6. Serena M. Boner
1024 Road C
Red Cloud, NE 68970
(402) 746-0055
Life Estate

Martha Meyers
400 Harrison Circle
Bennett, NE 68317
(402) 746-0377
mf.meyers@hotmail.com
50% Remainder Interest

Marie Farr
43701 S. Snell RD
Moorefield, NE 69039
(308) 233-7804
mblfarr@curtis-ne.com
50% Remainder Interest

20. The Southwest Quarter (SW $\frac{1}{4}$) of Section Nineteen (19), Township One (1), North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

The Northwest Quarter (NW $\frac{1}{4}$) of Section Seventeen (17), Township One (1), North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska;

The West Half of the Southwest Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Seventeen (17), Township One (1), North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska;

The West Half (W $\frac{1}{2}$) of Section Twenty-three (23), Township One (1), North Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

The Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-two (22), Township One (1), North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

The East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$); the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) and the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$), all in Section Thirty-four (34), Township One (1), North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

The Southeast Quarter (SE $\frac{1}{4}$); the South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$); and the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$), all in Section Fifteen (15), Township One (1), North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

The North Half of the county road running east and west adjacent to the East Half of the Southeast Quarter ($E\frac{1}{2}SE\frac{1}{4}$) of Section Fifteen (15), Township One (1), North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

The West Half of the county road running north and south adjacent to the Northeast Quarter ($NE\frac{1}{4}$) and the Southeast Quarter ($SE\frac{1}{4}$) of Section Fifteen (15), Township One (1), North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

The South Half ($S\frac{1}{2}$) of Section Twenty-two (22), Township One (1), North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska; and

The South Half ($S\frac{1}{2}$) and the Southeast Quarter of the Northeast Quarter ($SE\frac{1}{4}NE\frac{1}{4}$) of Section Sixteen (16), Township One (1), North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 09/08/26
\$Ex005al By AS

Bk 2026, Pg 2345

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 08 day
of September A.D., 2026, at 08:48
o'clock AM. Recorded in Book 2026
on Pages 2345-2346

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

When recording is completed return to:

DUNCAN, WALKER & SCHENKER, P.C., L.L.O.
P. O. Box 207
Franklin, NE 68939

LIFE ESTATE WARRANTY DEED

SERENA F. BONER, a single person, Grantor, whether one or more,

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

MARTHA MEYERS and MARIE FARR, each an undivided one-half (1/2) interest as tenants in
common, Grantees,

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

The Southwest Quarter (SW1/4) of Section Nineteen (19), Township One (1),
North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

The Northwest Quarter (NW1/4) of Section Seventeen (17), Township One (1),
North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska;

The West Half of the Southwest Quarter (W1/2SW1/4) of Section Seventeen (17),
Township One (1), North, Range Ten (10), West of the 6th P.M., Webster County,
Nebraska;

The West Half (W1/2) of Section Twenty-three (23), Township One (1), North
Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

The Northwest Quarter (NW1/4) of Section Twenty-two (22), Township One (1),
North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

The East Half of the Southeast Quarter (E1/2SE1/4); the Southwest Quarter of the
Southeast Quarter (SW1/4SE1/4) and the Southeast Quarter of the Southwest
Quarter (SE1/4SW1/4), all in Section Thirty-four (34), Township One (1), North,
Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

The Southeast Quarter (SE1/4); the South Half of the Northeast Quarter (S1/2NE1/4);
and the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4), all in Section
Fifteen (15), Township One (1), North, Range Eleven (11), West of the 6th P.M.,
Webster County, Nebraska;

The North Half of the county road running east and west adjacent to the East Half
of the Southeast Quarter (E1/2SE1/4) of Section Fifteen (15), Township One (1),
North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

The West Half of the county road running north and south adjacent to the Northeast Quarter (NE¼) and the Southeast Quarter (SE¼) of Section Fifteen (15), Township One (1), North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

The South Half (S½) of Section Twenty-two (22), Township One (1), North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska; and

The South Half (S½) and the Southeast Quarter of the Northeast Quarter (SE¼NE¼) of Section Sixteen (16), Township One (1), North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska;

RESERVING, HOWEVER to SERENA F. BONER, a single person, the Grantor, a life estate in all of the above said premises.

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

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

Executed: September 2, 2026.

Serena F. Boner
Serena F. Boner.

STATE OF NEBRASKA)
) ss.
FRANKLIN COUNTY)

The foregoing instrument was acknowledged before me on September 2, 2026, by Serena F. Boner, a single person.



Henry C. Schenker
Notary Public.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2026	2347	9/4/2026	Base: 65-0005		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
001305100		203	4	05	GeoCde	Twn	Ring	Sect	Qrt.	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value					4135	4	9	10	1	00000	1	000	0000
Land	Improvements		Total		Date of Sale Property Classification Code								
639,940	369,515		1,009,455		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		47.180	80,915					
	1A				1G		4.090	8,050					
	2A1				2G1		16.420	25,540					
	2A				2G								
	3A1				3G1		1.230	1,840					
	3A				3G		20.490	37,540					
	4A1				4G1		3.060	4,100					
	4A				4G		1.420	2,570					
DRYLAND	1D1	52.180	172,455		Shelterbelt/Timber								
	1D	39.490	130,515		Accretion								
	2D1				Waste								
	2D	30.020	94,110		Other								
	3D1	1.980	5,875		AG LAND TOTAL		227.990	594,020					
	3D				Roads		6.650						
	4D1	2.070	6,055		Farm Sites		2.000	20,920					
	4D	8.360	24,455		Home Sites		1.000	25,000					
					Recreation								
	Dwellings		196,025		Other								
	Outbuildings		173,490		Non-AG TOTAL		9.650	45,920					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER PROPERTY INTO TRUST	
Comments from	Comments:
001305100 001307000	
(Continue on back)	

62905
63010

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

203

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. 9 Day 4 Yr. 2026		4 Date of Deed Mo. 9 Day 4 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Darrel F. Buschkoetter & Kathy Buschkoetter Street or Other Mailing Address 2482 Road X City Lawrence State NE Zip Code 68957 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Darrel F. Buschkoetter & Kathy L. Murphy-Buschkoetter, Co-TTEs Street or Other Mailing Address 2482 Road X City Lawrence State NE Zip Code 68957 Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?			
				☐ Yes ☒ No			

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

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

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

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

13 Was the transfer between relatives, or if to a trustee, are the 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? \$900,000.00	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 2482 Road X Lawrence, NE 68957 18a ☐ No address assigned 18b ☐ Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Darrel F. Buschkoetter, Co-TTE 2482 Road X Lawrence, NE 68957
--	---

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

21 If agricultural, list total number of acres transferred in this transaction 237.64

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

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

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

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

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

Andrew J. Van Velson
Print or Type Name of Grantee or Authorized Representative

308-532-8272
Phone Number

sign
here

Signature of Grantee or Authorized Representative

Attorney for Grantees
Title

Date

9-4-26

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 9 Day 8 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt #4	30 Recording Data BKarak, Pg 2347
---	--	--------------------------------------

The East Half of the Southeast Quarter (E1/2SE1/4) of Section Thirteen (13), Township Four (4) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract described as follows: Beginning at a point 2,226 feet North of the Southeast corner of the Southeast Quarter; running thence West 318.5 feet; thence North 409.5 feet; thence East along the northern boundary of said East Half of the Southeast Quarter (E1/2SE1/4) 318.5 feet to the eastern boundary of said tract, thence South 409.5 feet to the point of beginning.

Together with:

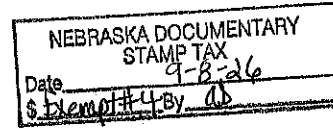
Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska

Section 10: NE1/4

State of Nebraska } ss.
County of Webster }

BOOK 2026 PAGE 2347

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 8 day
of Sept A.D., 2026, at 10:10
o'clock A.M. Recorded in Book 2026
on Page 2347
Abbey Haring County Clerk
10.00 Deputy
Ind Comp Assessor Carded



WARRANTY DEED

DARREL F. BUSCHKOETTER and KATHY BUSCHKOETTER, husband and wife, as **GRANTORS**, in consideration of a contribution to a revocable trust, hereby convey, transfer and assign to DARREL F. BUSCHKOETTER and KATHY L. MURPHY-BUSCHKOETTER as Co-Trustees of the DARREL & KATHY BUSCHKOETTER TRUST, dated September 4, 2026, as **GRANTEES**, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East Half of the Southeast Quarter (E1/2SE1/4) of Section Thirteen (13), Township Four (4) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract described as follows: Beginning at a point 2,226 feet North of the Southeast corner of the Southeast Quarter; running thence West 318.5 feet; thence North 409.5 feet; thence East along the northern boundary of said East Half of the Southeast Quarter (E1/2SE1/4) 318.5 feet to the eastern boundary of said tract, thence South 409.5 feet to the point of beginning.

Together with:

Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska

Section 10: NE1/4

GRANTORS covenant with **GRANTEES** that **GRANTORS**:

- (1) are lawfully seised of such real estate and that it is free from encumbrances except easements, restrictions and reservations 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.

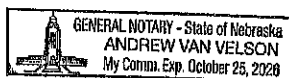
EXECUTED on this 4th day of September, 2026.

Darrel F. Buschkoetter
DARREL F. BUSCHKOETTER

Kathy Buschkoetter
KATHY BUSCHKOETTER

STATE OF NEBRASKA)
) ss
COUNTY OF LINCOLN)

The foregoing instrument was acknowledged before me on the 4th day of September, 2026, by DARREL F. BUSCHKOETTER and KATHY BUSCHKOETTER, husband and wife, as **GRANTORS**.



Andrew Van Velson
Notary Public

After recording, return to:

Andrew Van Velson
P O Box 1287
North Platte, NE 69103-1287

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	2368	6/17/2026	Base: 91-0002					Affiliated:			Unified:		
Location ID		Sale Number		Useability & Code #		Parcel Number								
000705500		204		1-5		GeoCde	TwN	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4369			00	0	60005		008	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
400		1,005		1,405		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: INVALE (INA)						A) 1	B) 01		C) 5	D) 3	E) 9	F) 2		

	Residential	Commercial
Multiple Improvements:	Multiple Improvements :	Multiple Improvements :
Construction Date:	Construction Date : 1949	Construction Date :
Floor:	Floor Sq. Ft. : 1,008	Floor Sq. Ft. :
Building Cost New:	Cost : 131,960	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:	
SHERIFF'S DEED	
Comments from	Comments:
Salvage house	

(Continue on back)

Real Estate Transfer Statement

204

FORM

521

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

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

1 County Name Webster - 91	2 County Number 91	3 Date of Sale/Transfer Mo. 06 Day 17 Yr. 2026	4 Date of Deed Mo. 08 Day 27 Yr. 2026
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Webster County, Nebraska Street or Other Mailing Address 621 N. Cedar City _____ State _____ Zip Code _____ Phone Number 402-746-2902 Email Address countyattorney@webstercounty.ne.gov		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Derek Mai Street or Other Mailing Address 536 N. Kearney Ave. City _____ State _____ Zip Code 68959 Phone Number 972-821-2575 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 ☐ Inevitable 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? 1405.00		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 308 Minnesota Ave., Inavale, NE 68952		19 Name and Address of Person to Whom the Tax Statement Should be Sent Derek Mai 536 N. Kearney Ave. Minden, NE 68959	
18a ☐ No address assigned 18b ☐ Vacant land			

20 Legal Description (Attach additional pages, if needed.)
Lots Nineteen (19), Twenty (20), and Twenty-One (21), Block Eight (8), Original Town of Inavale, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed	22 \$ 1,150.00
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 \$ _____
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 12	
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.

Patrick J. Calkins

Print or Type Name of Grantor or Authorized Representative

Webster County Attorney

Title

402-746-2902

Phone Number

08/27/2026

Date

sign
here

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 9 Day 11 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt #12	30 Recording Data BL 2026, Pg 2348
---	--	--

State of Nebraska }
 County of Webster } ss.

Entered on the
 numerical index and filed for record in the
 Clerk's office of said county this 11 day
 of Sept A.D., 2026, at 9:34
 o'clock A M. Recorded in Book 2026
 on Page 2368-2369
Abby Harig County Clerk
16.00 10 Deputy
 Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date <u>9-11-26</u>	
\$ <u>Empt# 12</u>	By <u>10</u>

SHERIFF'S DEED

KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, in an action in the District Court of the Tenth Judicial District of the State of Nebraska, within Webster County, Nebraska, entitled: THE COUNTY OF WEBSTER, STATE OF NEBRASKA, a Political Subdivision, Plaintiff, v. EDWARD SCHURMAN, et. al., Defendants; District Court Case No. CI26-4, that Webster County, Nebraska (judgment creditor) did on or about March 27, 2026, obtain a decree finding there to be due the sum of \$333.57, plus interest thereon from the date of judgment until paid in full, plus costs of the suit;

WHEREAS it was further ordered, that in default of the payment of the sum so found due, that the Webster County Sheriff should cause the lands and tenements hereinafter described to be advertised and sold according to law to pay the same, and

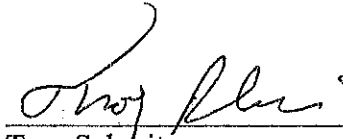
WHEREAS, default having been made therein, the Webster County Sheriff, pursuant to and by virtue of said decree and the order of sale to him duly directed did, on the 17th day of June 2026, at the Webster County Courthouse in Red Cloud, Nebraska, having first given due and legal notice of the time, date, and place of sale by publication once in each week for four (4) consecutive weeks in a newspaper published, printed and of general circulation in Webster County, Nebraska, did then and there sell said premises at public auction to DEREK MAI, hereinafter referred to as "GRANTEE" whether one or more, property described as Lots Nineteen (19), Twenty (20), and Twenty-One (21), Block Eight (8), Original Town of Inavale, Webster County, Nebraska, for the sum of \$1,150.00, which said sale was afterwards on the 27th day of August 2026, examined and confirmed by the District Court upon the return of sale by this officer, with the Court directing this Sheriff to convey the premises to the said GRANTEE.

NOW THEREFORE, I, TROY SCHMITZ, Sheriff of Webster County, Nebraska, GRANTOR herein, and by virtue of the powers vested in me by law and the

decree of said Court, do hereby give, devise, and grant to the said GRANTEE, its heirs, and/or assigns, the following described real estate, to-wit:

**Lots Nineteen (19), Twenty (20), and Twenty-One (21), Block
Eight (8), Original Town of Inavale, Webster County, Nebraska**

IN WITNESS WHEREOF, I have, as the Sheriff of Webster County, Nebraska, hereunto set my hand this 27 day of August 2026.

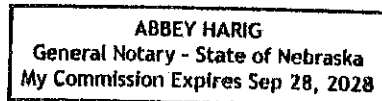


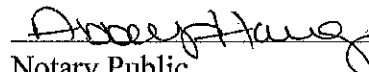
Troy Schmitz
Sheriff of Webster County, Nebraska

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

On this 27th day of August, 2026, before me, the undersigned notary public in and for said State and County, personally came Troy Schmitz, Sheriff of Webster County, Nebraska, personally known to me as the Sheriff of said County, being the same person who signed the foregoing instrument as Grantor, and acknowledged the same to be his voluntary act and deed, as Webster County Sheriff for the particular uses and purposes therein set forth.

(SEAL)





Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	2370	9/9/2026	Base: 91-0002		Affiliated:			Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
002212000		205		4 05		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4493	1	12	32	4	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
690,655		26,190		716,845		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 1	B) 05		C) 5	D) 3	E) 0	F) 9		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		13.660		23,425				
1A						1G		19.390		22,745				
2A1						2G1		24.020		37,350				
2A						2G		25.490		39,635				
3A1						3G1								
3A						3G		24.290		36,315				
4A1						4G1		7.090		3,545				
4A						4G		34.530		17,265				
DRYLAND 1D1						Shelterbelt/Timber								
1D	91.580		302,670			Accretion								
2D1						Waste		11.210		5,605				
2D	3.300		10,345			Other								
3D1	11.440		33,920			AG LAND TOTAL		315.230		676,815				
3D						Roads		1.430						
4D1	19.620		57,390			Farm Sites		1.000		13,840				
4D	29.610		86,605			Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings			26,190			Non-AG TOTAL		2.430		13,840				

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:	
Assessor Comments and Reason for Adjustment:			
WD; 1/20TH INTERST TRANSFER FROM PARENT TO CHILD			
Comments from		Comments:	
002212000 002212200			

(Continue on back)

Real Estate Transfer Statement

205

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>09</u> Day <u>09</u> Yr. <u>2026</u>	4 Date of Deed Mo. <u>09</u> Day <u>09</u> Yr. <u>2026</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Dale Talkington and Rebecca L. Talkington Street or Other Mailing Address 1012 County Road City Dorchester State NE Zip Code 68646 Phone Number 402-8260062 Email Address None			6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) see attached Street or Other Mailing Address see attached City see attached State see attached Zip Code Phone Number see attached Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address None	

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 ☐ 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 ☐ 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 Transferring undivided 1/20th 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? 716845	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 136 Road 300, Red Cloud, Nebraska 68970 18a ☒ No address assigned 18b ☐ Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Bradley Talkington 750 Terrie Road Aurora, Nebraska 68818
--	--

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

21 If agricultural, list total number of acres transferred in this transaction <u>317.66</u>

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 Is this transfer exempt from the documentary stamp tax, list the exemption number <u>5a1</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 Print or Type Name of Grantee or Authorized Representative Jena C. Mahin Signature of Grantee or Authorized Representative	Attorney Title 402-381-3765 Phone Number 9/11/2026 Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>9</u> Day <u>11</u> Yr. <u>2026</u>	29 Value of Stamp or Exempt Number \$ Exempt # 5a1	30 Recording Data BKadale, Pg 2370

Form 521 Supplement

6- Grantee's Name, Address, Phone Number, and Email

- Bradley Talkington- 750 Terrie Road, Aurora, Nebraska 68818, 405-525-2842
- Brian Talkington- 121 N River Ave, Exeter, Nebraska 68351. 402-310-7785
- Tricia Bruha- 7950 Creek View Drive, Lincoln, Nebraska 68516, 402-937-3968

20- Legal Description

An undivided one-twentieth (1/20) interest in the Southeast Quarter (SE1/4) of Section Thirty-Two (32), and the Southwest Quarter (SW1/4) of Section Thirty-Three (33), all in Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 09/11/26
\$Ex005al By AS

Bk 2026, Pg 2370

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 11 day
of September A.D., 2026, at 12:45
o'clock PM. Recorded in Book 2026
on Page 2370

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

Return to: Solheim Law Firm, 1100 Main Avenue, Crete, NE 68333

WARRANTY DEED

Dale Talkington and Rebecca L. Talkington, a married couple, Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration conveys to Grantees, **Bradley Talkington, Brian Talkington, and Tricia Bruha**, as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. § 76-201) in **Webster County, Nebraska**:

An undivided one-twentieth (1/20) interest in the Southeast Quarter (SE1/4) of Section Thirty-Two (32), and the Southwest Quarter (SW1/4) of Section Thirty-Three (33), all in Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

Together with all appurtenances and improvements in connection therewith and subject to easements, reservations, covenants, and restrictions of record.

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

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

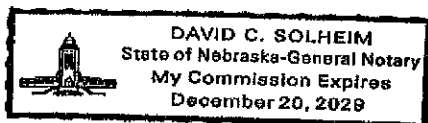
Executed this 9 day of September 2026.

Dale Talkington
Dale Talkington

Rebecca L. Talkington
Rebecca L. Talkington

State of Nebraska)
County of Saline) ss.

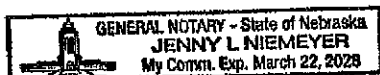
This instrument was acknowledged before me this 31 day of August 2026 by **Dale Talkington, Grantor.**



[Signature]
Notary Public

State of Nebraska)
County of Saline) ss.

This instrument was acknowledged before me this 9 day of September 2026 by **Rebecca L. Talkington, Grantor.**



Jenny L. Niemeyer
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	2371	9/11/2026	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001713601		206		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						0000			00	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
13,805				13,805		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type: NO IRRIGATION						A) 2	B) 05		C) 5	D) 3	E) 0	F) 6		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1								
1A						1G		8.050		13,805				
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		8.050		13,805				
3D						Roads								
4D1						Farm Sites								
4D						Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL								

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

(Continue on back)

Real Estate Transfer Statement

206

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. 09 Day 11 Yr. 2026		4 Date of Deed Mo. 09 Day 11 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Latigo Lane, L.L.C. Street or Other Mailing Address 42665 Road 716 City Beaver City State NE Zip Code 68926 Phone Number (308)830-9641 Email Address nurses.inc.businessoffice@gmail.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Blue Valley Agronomics, L.L.C. Street or Other Mailing Address 1277 Road Y City Blue Hill State NE Zip Code 68930 Phone Number (308)529-3505 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes ☐ No ☒ Yes ☐ No ☒ Email Address Calvin.Rupe@plantpioneer.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 (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? \$65,000.00				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %			
16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☒ Yes Southern Title ☐ No			
18 Address of Property XXXXXXXXXXXXXXXXXXXXXXXXXXXX				19 Name and Address of Person to Whom the Tax Statement Should be Sent Blue Valley Agronomics, L.L.C. 1277 Road Y Blue Hill, NE 68930			
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.							
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)							
24 Adjusted purchase price paid for real estate (line 22 minus line 23)							
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____							
26 Is an affidavit as described in Neb. Rev. Stat. § 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.

Calvin Rupe, Member, of Blue Valley Agronomics, L.L.C.
Print or Type Name of Grantee or Authorized Representative

(308)529-3505
Phone Number

sign
here

Calvin S. Rupe

Signature of Grantee or Authorized Representative

Grantee
Title

09/11/2026
Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 9 Day 11 Yr. 26	29 Value of Stamp or Exempt Number \$ 215.80	30 Recording Data BK2026, Pg 2371
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Legal Description

A tract of land located in the Southeast Quarter (SE1/4) of Section Twenty-one (21), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; being more particularly described as follows: Commencing at the Southeast corner of said Section 21; thence N 00°14'08" E (assumed bearing) on the East line of said Southeast Quarter a distance of 336.11 feet to the point of beginning; thence continuing on said East line N 00°14'08" E a distance of 703.68 feet; thence N 87°05'02" W a distance of 143.12 feet; thence on a curve that is concave to the Northwest having a cord bearing of S 37°29'59" W, a chord distance of 434.02 feet, an arc length of 435.20 feet and a radius of 1712.00; thence S 44°46'55" W a distance of 403.90 feet; thence S 66°26'34" E a distance of 674.97 feet; thence N 20°15'16" E a distance of 202.34 feet to the point of beginning

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 09/11/26
\$ 215.80 By AS

Bk 2026, Pg 2371

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 11 day
of September A.D., 2026, at 02:57
o'clock PM. Recorded in Book 2026
on Pages 2371-2372

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

Latigo Lane, L.L.C.

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

Blue Valley Agronomics, L.L.C.

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

A tract of land located in the Southeast Quarter (SE1/4) of Section Twenty-one (21), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; being more particularly described as follows: Commencing at the Southeast corner of said Section 21; thence N 00°14'08" E (assumed bearing) on the East line of said Southeast Quarter a distance of 336.11 feet to the point of beginning; thence continuing on said East line N 00°14'08" E a distance of 703.68 feet; thence N 87°05'02" W a distance of 143.12 feet; thence on a curve that is concave to the Northwest having a cord bearing of S 37°29'59" W, a chord distance of 434.02 feet, an arc length of 435.20 feet and a radius of 1712.00; thence S 44°46'55" W a distance of 403.90 feet; thence S 66°26'34" E a distance of 674.97 feet; thence N 20°15'16" E a distance of 202.34 feet to the point of beginning

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

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

Executed this 11th day of SEPTEMBER, 2026.

Latigo Lane, L.L.C.

BY: Jennifer Schukar

Jennifer Schukar, Member

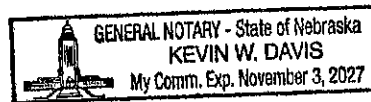
STATE OF NEBRASKA

COUNTY OF KEARNEY

Signed and sworn to before me the 11th of September, 2026, by Jennifer Schukar, the Member of Latigo Lane, L.L.C., on behalf of the Limited Liability Company.

Kevin W. Davis
Notary Public

Affix stamp/seal:



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2026	2373	9/3/2026	Base: 91-0002		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
001403302		207	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4489	1	10	7	0	63775	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code									
227,170	171,380	398,550		Status	Property Type		Zoning		Location		City Size		Parcel Size
	Irrigation Type:			A) 1	B) 05		C) 5		D) 3		E) 0		F) 9
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:							
IRRIGATED 1A1				GRASSLAND 1G1	45.630	78,255							
1A				1G	11.840	20,305							
2A1				2G1	29.220	45,435							
2A				2G	28.510	44,335							
3A1				3G1									
3A				3G									
4A1				4G1									
4A				4G									
DRYLAND 1D1				Shelterbelt/Timber									
1D				Accretion									
2D1				Waste									
2D				Other									
3D1				AG LAND TOTAL	115.200	188,330							
3D				Roads	4.480								
4D1				Farm Sites	1.000	13,840							
4D				Home Sites	1.000	25,000							
				Recreation									
Dwellings				Other									
Outbuildings		171,380		Non-AG TOTAL	6.480	38,840							

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

63775

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

207

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. 09 Day 03 Yr. 2026	4 Date of Deed Mo. 09 Day 03 Yr. 2026
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Thomas J. and Mary E. Goodwin Kaiser, H&W Street or Other Mailing Address 550 SW 98th St City Lincoln State NE Zip Code 68532 Phone Number (402)430-6192 Email Address NA			6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Thomas J. Kaiser & Mary Goodwin Kaiser, Trtees, Tom & Mary Kaiser L Street or Other Mailing Address 550 SW 98th St City Lincoln State NE Zip Code 68532 Phone Number (402)430-6192 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 ☐ 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 ☐ Auction ☐ Court Decree ☐ Exchange ☐ Distribution ☐ Easement ☐ Grantor Trust ☐ Foreclosure ☐ Gift ☐ Partition ☐ Irrevocable Trust ☐ Life Estate ☐ Satisfaction of Contract ☒ Revocable Trust ☐ Sale ☐ 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? 398,550	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 1324 Road E Red Cloud NE 18a ☐ No address assigned 18b ☐ Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Thomas J. & Mary Goodwin Kaiser, Trustees of the Tom and Mary Kaiser Living Trust Dated September 3, 2026 550 SW 98th St., Lincoln, NE 68532
--	---

20 Legal Description (Attach additional pages, if needed.) South 20 acres of Lot 8 and all of Lot 9; the S 1/2 NE 1/4 SW 1/4; the SE 1/4 SW 1/4, all in Section 7, Township 1 North, Range 10 West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction 121.68

22 Total purchase price, including any liabilities assumed.	22 \$ 0.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 0.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 4	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) ☐ Yes ☒ No	
27 If yes, Is the required affidavit attached to this filing? ☐ Yes ☐ No	

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

Chad Bowman

Print or Type Name of Grantee or Authorized Representative

402-476-8005

Phone Number

sign here

Signature of Grantee or Authorized Representative

Attorney
Title

9/3/2026
Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 9 Day 16 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt # 4	30 Recording Data BK 2026, Pg 2373
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Nebraska Department of Revenue

Form No. 96-269-2008 Rev. 6-2026 Supersedes 96-269-2006 Rev. 8-2025

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

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

2026 Sep 16 08:30 AM Ex004 Book 2026 Page 2373

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 09/16/26

\$ Ex004 By AS

Bk 2026, Pg 2373

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 September A.D., 2026, at 08:30
o'clock AM. Recorded in Book 2026
on Page 2373

Allyssa King County Clerk
Fee: \$10.00 By: AS Deputy
Electronically Recorded

BOWMAN & KRIEGER
1045 Lincoln Mall, Suite 100
Lincoln, NE 68508

QUITCLAIM DEED

Thomas J. Kaiser and Mary Goodwin Kaiser, a/k/a Mary E. Goodwin-Kaiser, Husband and Wife, GRANTOR, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, quitclaims and conveys to **Thomas J. Kaiser and Mary Goodwin Kaiser, Trustees of the Tom and Mary Kaiser Living Trust Dated September 3, 2026, GRANTEE**, the following-described real estate (as defined in NEB. REV. STAT. § 76-201) in Webster County, Nebraska:

The South 20 Acres of Lot 8 and all of Lot 9; the South Half of the Northeast Quarter of the Southwest Quarter (S½NE¼SW¼); the Southeast Quarter of the Southwest Quarter (SE¼SW¼), all in Section 7, Township 1 North, Range 10 West of the 6th P.M., Webster County, Nebraska

EXECUTED: September 3, 2026.

Thomas J. Kaiser

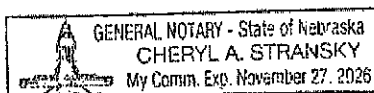
Thomas J. Kaiser, Grantor

Mary Goodwin Kaiser

Mary Goodwin Kaiser, Grantor

STATE OF NEBRASKA)
COUNTY OF LANCASTER) ss.

The foregoing instrument was acknowledged before me on September 3, 2026 by Thomas J. Kaiser and Mary Goodwin Kaiser, Husband and Wife, Grantors.



Cheryl A. Stransky
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	2374	9/15/2026	Base: 91-0074				Affiliated:		Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
000327600		208		1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value						4133			00	0	20035		004	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
2,420		95,995		98,415		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 : 1970	Construction Date :
Floor:	Floor Sq. Ft. : 1,173	Floor Sq. Ft. :
Building Cost New:	Cost : 177,775	Cost :
Single Family Style: 101	Residential Condition: 30	Commercial Occupancy Code:
(100) ☐ Mobile Home	(10) ☐ Worn Out	Primary: Other1: Other2:
(101) ☒ One Story	(20) ☐ Badly Worn	Commercial Construction Class:
(102) ☐ Two Story	(30) ☒ Average	(1) ☐ Fireproof Structural Steel Frame
(103) ☐ Split Level	(40) ☐ Good	(2) ☐ Reinforced Concrete Frame
(104) ☐ 1 1/2 Story	(50) ☐ Very Good	(3) ☐ Masonry Bearing Walls
(111) ☐ Bi-Level	(60) ☐ Excellent	(4) ☐ Wood or Steel Framed Ext. Walls
(106) ☐ Other		(5) ☐ Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 20	(6) ☐ Pole Frame
(301) ☐ One Story	(10) ☐ Low	Cost Rank: Condition:
(302) ☐ Two Story	(20) ☒ Fair	(10) ☐ Low (10) ☐ Worn Out
(307) ☐ 1 1/2 Story	(30) ☐ Average	(20) ☐ Average (20) ☐ Badly Worn
(308) ☐ Split Level	(40) ☐ Good	(30) ☐ Above Average (30) ☐ Average
(309) ☐ 2 1/2 Story	(50) ☐ Very Good	(40) ☐ High (40) ☐ Good
(304) ☐ One Story Duplex	(60) ☐ Excellent	(50) ☐ Very Good
(305) ☐ Two Story Duplex		(60) ☐ Excellent

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

(Continue on back)

NEBRASKA

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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. 09, Day 15, Yr. 2026		4 Date of Deed Mo. 09, Day 20, Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Marcia K. Woods Street or Other Mailing Address 1621 Front Street City Henderson State Nebraska Zip Code 68371 Telephone Number (832) 703-8649 Email Address danielraywoods@gmail.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Devin Williams James Carl Street or Other Mailing Address 106 N. Wilson Street City Blue Hill State Nebraska Zip Code 68930 Phone Number (308) 414-1217 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address carldevin401@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 ☐ Easement ☐ Gift ☐ Life Estate ☒ Sale ☐ Trustee to Beneficiary ☐ Auction ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain) _____ ☐ Court Decree					
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? \$105,000.00				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %			
16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☒ Yes Nebraska Realty			
18 Address of Property 106 North Wilson 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 Devin Williams James Carl 106 N. Wilson Street Blue Hill, NE 68930			
20 Legal Description The South 80 feet of Lots One (1) and Two (2), Block Four (4), Grueel's Sub-Division of Rohrer's Addition to Blue Hill, Webster County, Nebraska.							
21 If agricultural, list total number of acres _____							
22 Total purchase price, including any liabilities assumed						22 \$105,000.00	
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 \$105,000.00	
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.

Devin Williams James Carl

Print or Type Name of Grantee or Authorized Representative

(308) 414-1217

Phone Number

sign
here

Signature of Grantee or Authorized Representative Title

09-15-2026

Date

Register of Deeds' Use Only		For Dept. Use Only	
28 Date Deed Recorded Mo. 9 Day 16 Yr. 26	29 Value of Stamp or Exempt Number \$ 348.60	30 Recording Data BK 2026, Pg 2374	

Nebraska Department of Revenue

Form No. 96-269-2008 Rev. 6-2026 Supersedes 96-269-2006 Rev. 8-2025

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

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 09/16/26

\$ 348.60

By AS

Bk 2026, Pg 2374

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 September A.D., 2026, at 11:31
o'clock AM. Recorded in Book 2026
on Page 2374

Abbeyding

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

Marcia K. Woods, a single person, GRANTOR, in consideration of One Dollar and other good and valuable consideration received from Devin Williams James Carl, GRANTEE, hereby conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South 80 feet of Lots One (1) and Two (2), Block Four (4), Grusel's Sub-Division of Rohrer's Addition to Blue Hill, Webster County, Nebraska.

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 8/20/26

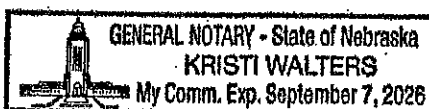
Marcia K Woods
Marcia K. Woods

STATE OF Nebraska

COUNTY OF York

} ss.
}

The foregoing instrument was acknowledged before me this August 20th, 2026 by Marcia K. Woods, a single person.



Kristi Walters
Notary Public

File No. NEGI8669



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2026	2396	9/18/2026	Base: 91-0074		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
002006700		209	1		GeoCde	Twn	Rng	Sect	Qrt	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value					4245	3	11	2	3	00000	1	000	9245
Land	Improvements		Total		Date of Sale Property Classification Code								
47,000	175,810		222,810		Status	Property Type		Zoning	Location	City Size	Parcel Size		
	Irrigation Type:				A) 1	B) 05		C) 5	D) 3	E) 0	F) 6		
LCG		ACRES:	VALUE:		LCG		ACRES:	VALUE:					
IRRIGATED	1A1				GRASSLAND	1G1	2.800	4,800					
	1A					1G							
	2A1					2G1	2.160	3,360					
	2A					2G							
	3A1					3G1							
	3A					3G							
	4A1					4G1							
	4A					4G							
DRYLAND	1D1				Shelterbelt/Timber								
	1D				Accretion								
	2D1				Waste								
	2D				Other								
	3D1				AG LAND TOTAL		4.960	8,160					
	3D				Roads		0.370						
	4D1				Farm Sites		1.000	13,840					
	4D				Home Sites		1.000	25,000					
					Recreation								
	Dwellings		161,925		Other								
	Outbuildings		13,885		Non-AG TOTAL		2.370	38,840					

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

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

209

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. 09 Day 18 Yr. 2026	4 Date of Deed Mo. 9 Day 17 Yr. 2026
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Andrew S. Plé and Amanda R. Plé Street or Other Mailing Address 502 Prospect St. City Blue Hill State NE Zip Code 68930 Phone Number (402)705-2038 Email Address NA		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Hector Trejo and Jallyn Munoz Street or Other Mailing Address 1136 Rd. T City Blue Hill State NE Zip Code 68930 Phone Number (308)850-4864 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes ☐ No ☒ Yes ☐ No ☒ Email Address Jallynmunoz120@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	☐ Distribution ☐ Auction ☐ Court Decree ☐ Foreclosure ☐ Easement ☐ Exchange ☐ Irrevocable Trust ☐ Life Estate ☐ Grantor Trust ☐ 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? \$117,700.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %
---	--

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

18 Address of Property 1136 Rd. T, Blue Hill, NE 68930	19 Name and Address of Person to Whom the Tax Statement Should be Sent Hector Trejo and Jallyn Munoz 1136 Rd. T Blue Hill, NE 68930
---	--

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 \$ 117,700.00
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 \$ 117,700.00

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

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

sign here Hector Trejo and Jallyn Munoz Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative 9957871CEB3F4AF...	Jallyn Munoz Title 38618E82F0114D4...	(308)850-4864 Phone Number 09/18/2026 Date
---	---	---

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 9 Day 18 Yr. 26	29 Value of Stamp or Exempt Number \$ 391.76	30 Recording Data BK2026 Pg 2396
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Nebraska Department of Revenue

Form No. 98-269-2008 Rev. 6-2026 Supersedes 98-269-2008 Rev. 3-2025

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

Grantee—Retain a copy of this document 2026 Sep 18 09:10 AM 391.76 Book 2026 Page 2396

Legal Description

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section Two (2), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the South Quarter corner of said Section 2, thence N 88°33'19" W on the South line of said Section 2 a distance of 590.00 feet to the point of beginning; thence continuing N 88°33'19"W on the South line of said Section 2 a distance of 525.00 feet; thence N 04°33'16" E a distance of 575.00 feet; thence N 88°20'32" E a distance of 470.00 feet; thence S 06°32'33" E a distance of 176.30 feet; thence S 01°26'41" W a distance of 425.00 feet to the point of beginning, subject to county road right of way

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 09/18/26
\$ 391.76 By AS

Bk 2026, Pg 2396

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 18 day
of September A.D., 2026, at 09:10
o'clock AM. Recorded in Book 2026
on Pages 2396-2397

Arbuthnot 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

Andrew S. Piel and Amanda R. Piel, a married couple

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

Hector Trejo and Jailyn Munoz, a married couple, as joint tenants and not as tenants in common

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

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section Two (2), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the South Quarter corner of said Section 2, thence N 88°33'19" W on the South line of said Section 2 a distance of 590.00 feet to the point of beginning; thence continuing N 88°33'19"W on the South line of said Section 2 a distance of 525.00 feet; thence N 04°33'16" E a distance of 575.00 feet; thence N 88°20'32" E a distance of 470.00 feet; thence S 06°32'33" E a distance of 176.30 feet; thence S 01°26'41" W a distance of 425.00 feet to the point of beginning, subject to county road right of way

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 17 day of SEPTEMBER, 2026.

Andrew S. Piel

Andrew S. Piel

Amanda R. Piel

Amanda R. Piel

STATE OF NEBRASKA

COUNTY OF Kearney

Signed and sworn to before me the 17 of September, 2026, by Andrew S. Piel and Amanda R. Piel, a married couple.

Rusty Rhynalds

Notary Public

Affix stamp/seal:

