

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2026	2413	9/22/2026	Base: 91-0002	Affiliated:			Unified:				
Location ID		Sale Number	Useability & Code #	Parcel Number								
000156600		210	1	GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10070		003	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
2,625	27,800	30,425		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)				A) 1	B) 01		C) 1	D) 1	E) 6	F) 2		
				Residential				Commercial				
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :				
Construction Date:				Construction Date :				Construction Date :				
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. :				
Building Cost New:				Cost :				Cost :				
Single Family Style:				Residential Condition:				Commercial Occupancy Code:				
(100) ☐ Mobile Home				(10) ☐ Worn Out				Primary: Other1: Other2:				
(101) ☐ One Story				(20) ☐ Badly Worn				Commercial Construction Class:				
(102) ☐ Two Story				(30) ☐ Average				(1) ☐ Fireproof Structural Steel Frame				
(103) ☐ Split Level				(40) ☐ Good				(2) ☐ Reinforced Concrete Frame				
(104) ☐ 1 1/2 Story				(50) ☐ Very Good				(3) ☐ Masonry Bearing Walls				
(111) ☐ Bi-Level				(60) ☐ Excellent				(4) ☐ Wood or Steel Framed Ext. Walls				
(106) ☐ Other								(5) ☐ Metal Frame and Walls				
Townhouse or Duplex Style:				Residential Quality:				(6) ☐ Pole Frame				
(301) ☐ One Story				(10) ☐ Low				Cost Rank:		Condition:		
(302) ☐ Two Story				(20) ☐ Fair				(10) ☐ Low		(10) ☐ Worn Out		
(307) ☐ 1 1/2 Story				(30) ☐ Average				(20) ☐ Average		(20) ☐ Badly Worn		
(308) ☐ Split Level				(40) ☐ Good				(30) ☐ Above Average		(30) ☐ Average		
(309) ☐ 2 1/2 Story				(50) ☐ Very Good				(40) ☐ High		(40) ☐ Good		
(304) ☐ One Story Duplex				(60) ☐ Excellent						(50) ☐ Very Good		
(305) ☐ Two Story Duplex										(60) ☐ Excellent		

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

WD

Comments from

Comments:

(Continue on back)

39410

Real Estate Transfer Statement

210

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. <u>9</u> Day <u>22</u> Yr. <u>2026</u>		4 Date of Deed Mo. <u>9</u> Day <u>21</u> Yr. <u>2026</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gary L and Beverly K Meyer Street or Other Mailing Address 1045 N Franklin St City Red Cloud State NE Zip Code 68970 Phone Number 402-746-4698 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Brooks Rasser Street or Other Mailing Address 1243 HWY 136 City Red Cloud State NE Zip Code 68970 Phone Number 402-746-4719 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	☐ Distribution ☐ Corrective ☐ Death Certificate - Transfer on Death	☐ 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	☐ Foreclosure ☐ Easement ☐ Exchange	☐ Irrevocable Trust ☐ Life Estate ☐ Grantor Trust	☐ Revocable Trust ☒ Sale ☐ Satisfaction of Contract	☐ Transfer on Death ☐ Trustee to Beneficiary ☐ Other (Explain) _____
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11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No	12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No
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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

14 What is the current market value of the real property? \$28,320	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %
--	--

16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No
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18 Address of Property 31 N Cedar St Red Cloud, Nebraska	19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)
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18a ☐ No address assigned	18b ☐ Vacant land
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20 Legal Description (Attach additional pages, if needed.)
Lots One (1), Two (2), Three (3) and Four (4), Block Three (3), Garber's Second 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 \$ 14,000.00
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 \$ 14,000.00

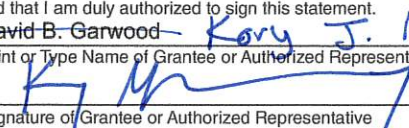
25 If this transfer is exempt from the documentary stamp tax, list the exemption number n/a.

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 - **Kory J. McCracken**
Print or Type Name of Grantee or Authorized Representative

sign here  **Attorney**
Signature of Grantee or Authorized Representative Title

402-746-3613
Phone Number
9/22/26
Date

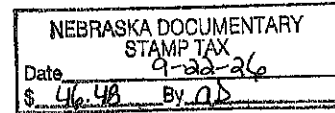
Register of Deed's Use Only		For Dept. Use Only
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28 Date Deed Recorded Mo. <u>9</u> Day <u>22</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ <u>46.48</u>	30 Recording Data <u>BK2026, Pg 2413</u>
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State of Nebraska } ss.
County of Webster }

BOOK 2026 PAGE 2413

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 22 day
of Sept A.D., 2026, at 10:53
o'clock a M. Recorded in Book 2026
on Page 2413
Obbey Hargis County Clerk
10.00 Deputy
Ind Comp Assessor Carded



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

WARRANTY DEED

Gary Meyer and Beverly Meyer, husband and wife, GRANTOR, in consideration of FOURTEEN THOUSAND AND NO/100 DOLLARS (\$14,000.00) receipt of which is hereby acknowledged, convey to Brooks Rasser, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1), Two (2), Three (3) and Four (4), Block Three (3), Garber's Second Addition to Red Cloud, Webster County, Nebraska.

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

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

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

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

Executed September 21, 2026.

[Signature]
Gary Meyer

[Signature]
Beverly Meyer

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 21, 2026, by Gary Meyer and Beverly Meyer, husband and wife.

Comm. expires [Signature]

[Signature]
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2026	2414	9/15/2026	Base: 91-0002		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000149900		211	1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10045		003	0000	
Land		Improvements	Total		Date of Sale Property Classification Code								
1,970		11,115	13,085		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)				A) 1	B) 01		C) 1	D) 1	E) 6	F) 2			

	Residential	Commercial
Multiple Improvements:	Multiple. Improvements. :	Multiple. Improvements. :
Construction Date:	Construction Date : 1920	Construction Date :
Floor:	Floor Sq. Ft. : 1,564	Floor Sq. Ft. :
Building Cost New:	Cost : 229,510	Cost :
Single Family Style: 102	Residential Condition: 10	Commercial Occupancy Code:
(100) ☐ Mobile Home	(10) ☒ Worn Out	Primary: Other1: Other2:
(101) ☐ One Story	(20) ☐ Badly Worn	Commercial Construction Class:
(102) ☒ Two Story	(30) ☐ Average	(1) ☐ Fireproof Structural Steel Frame
(103) ☐ Split Level	(40) ☐ Good	(2) ☐ Reinforced Concrete Frame
(104) ☐ 1 1/2 Story	(50) ☐ Very Good	(3) ☐ Masonry Bearing Walls
(111) ☐ Bi-Level	(60) ☐ Excellent	(4) ☐ Wood or Steel Framed Ext. Walls
(106) ☐ Other		(5) ☐ Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) ☐ Pole Frame
(301) ☐ One Story	(10) ☐ Low	Cost Rank: Condition:
(302) ☐ Two Story	(20) ☐ Fair	(10) ☐ Low (10) ☐ Worn Out
(307) ☐ 1 1/2 Story	(30) ☒ Average	(20) ☐ Average (20) ☐ Badly Worn
(308) ☐ Split Level	(40) ☐ Good	(30) ☐ Above Average (30) ☐ Average
(309) ☐ 2 1/2 Story	(50) ☐ Very Good	(40) ☐ High (40) ☐ Good
(304) ☐ One Story Duplex	(60) ☐ Excellent	(50) ☐ Very Good
(305) ☐ Two Story Duplex		(60) ☐ Excellent

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

Real Estate Transfer Statement

FORM

521

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

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. 09 Day 15 Yr. 2026		4 Date of Deed Mo. 09 Day 15 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Andrew C. Mohlman and Marla S. Mohlman Street or Other Mailing Address 1158 Rd 1100 City Red Cloud State NE Zip Code 68970 Phone Number 40-460-6407 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Exabier Bair and Emma Bair Street or Other Mailing Address 641 W 5th Ave City Red Cloud State NE Zip Code 68970 Phone Number 402-746-4605 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address n/a			

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?
\$13,085

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
641 W 5th Ave
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.)
See attached

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

22 Total purchase price, including any liabilities assumed.	22 \$ 10,000.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 10,000.00

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

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

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

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

sign here

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

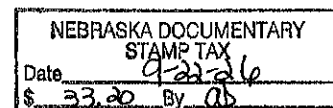
Signature of Grantee or Authorized Representative Attorney
Title 09/16/2026
Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 9 Day 22 Yr. 26	29 Value of Stamp or Exempt Number \$ 33.20	30 Recording Data BK2026 Pg 2414
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Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Three (3), Radcliff's Addition, Red Cloud, Webster County, Nebraska.

State of Nebraska } ss.
County of Webster }Entered on the
numerical index and filed for record in the
Clerk's office of said county this 22 day
of Sept A.D., 20 26, at 10:57
o'clock A.M. Recorded in Book 2026
on Page 2414
Abbey Thoma County Clerk
10.00 Deputy
Ind. Comp Assessor Carded**JOINT TENANCY WARRANTY DEED**

Andrew C. Mohlman and Marla S. Mohlman, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Exabier Bair and Emma Bair, husband and wife, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Three (3), Radcliff's Addition, Red Cloud, Webster County, Nebraska.

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

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

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

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

Executed September 15, 2026.

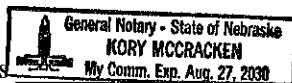
Andrew C. Mohlman

Marla S. Mohlman

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 15, 2026, by Andrew C. Mohlman and Marla S. Mohlman, husband and wife.

Comm. expires



Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2026	2440	9/24/2026	Base: 91-0002		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
001408101		212	1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value					4489	1	10	19	3	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code									
134,650	67,320	201,970		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	2.580	4,425							
1A				1G	7.770	13,325							
2A1				2G1	32.250	50,150							
2A				2G									
3A1				3G1	35.390	52,910							
3A				3G									
4A1				4G1									
4A				4G									
DRYLAND 1D1				Shelterbelt/Timber									
1D				Accretion									
2D1				Waste									
2D				Other									
3D1				AG LAND TOTAL	77.990	120,810							
3D				Roads	1.010								
4D1				Farm Sites	1.000	13,840							
4D				Home Sites									
				Recreation									
Dwellings				Other									
Outbuildings		67,320		Non-AG TOTAL	2.010	13,840							

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)	

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 24 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) Glen Muehlhausen Estate Street or Other Mailing Address 5539 Briar Rosa Dr City Lincoln State NE Zip Code 68516 Phone Number (316)992-8942 Email Address na		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Alvin Stutzman and Rachel Stutzman Street or Other Mailing Address 14012 County Road M City Antonito State CO Zip Code 81120 Phone Number (719)843-5003 Is the grantee a 601(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 ☒ 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
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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?
\$435,000.00

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 **Whitetail Properties Real**

18 Address of Property
1306 Road C, Red Cloud, NE 68970

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Alvin Stutzman and Rachel Stutzman
14012 County Road M
Antonito, CO 81120

20 Legal Description (Attach additional pages, if needed.)
The West Half of the Southwest Quarter (W1/2SW1/4) of Section Nineteen (19), Township One (1) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction **80.0 +/-**

22 Total purchase price, including any liabilities assumed.	22	\$	435,000	00
23 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	\$	435,000	00

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

26 Is an affidavit as described in Neb. Rev. Stat. § 79-2,141 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
Alvin Stutzman and Rachel Stutzman
Print or Type Name of Grantee or Authorized Representative (719)843-5003
Phone Number
Signature of Grantee or Authorized Representative Grantee Title 09/24/2026
Date

Register of Deed's Use Only		For Dept. Use Only
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28 Date Deed Recorded Mo. 9 Day 24 Yr. 26	29 Value of Stamp or Exempt Number \$ 1444.20	30 Recording Data BK2026, Pg 2440
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Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 09/24/26

\$1444.20 By AS

Bk 2026, Pg 2440

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 September A.D., 2026, at 02:03
o'clock PM. Recorded in Book 2026
on Pages 2440-2441

Alvin Stutzman

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

Teresa M. Muehlhausen, Personal Representative of the Estate of Glen Muehlhausen, deceased,

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

Alvin Stutzman and Rachel Stutzman, as joint tenants

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:

**The West Half of the Southwest Quarter (W1/2SW1/4) of Section Nineteen (19), Township One (1)
North, Range Ten (10), 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 17 day of SEPTEMBER, 2026.

Glen Muehlhausen Estate

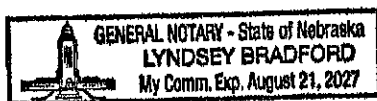
BY: Teresa M. Muehlhausen, Personal Representative
Teresa M. Muehlhausen, Personal Representative

STATE OF Nebraska
COUNTY OF Lancaster

Signed and sworn to before me the 24th of September, 2026, by Teresa M. Muehlhausen, Personal Representative of the Estate of Glen Muehlhausen, deceased, on behalf of the Estate.

Lyndsey Bradford
Notary Public

Affix stamp/seal:



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2026	2456	9/25/2026	Base: 91-0002		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
001917500		213	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value					4371	2	11	36	4	00000		000	9185
Land		Improvements	Total		Date of Sale Property Classification Code								
25,000		152,775	177,775		Status	Property Type		Zoning	Location	City Size	Parcel Size		
		Irrigation Type:			A) 1	B) 01		C) 5	D) 3	E) 0	F) 3		
LCG		ACRES:		VALUE:	LCG		ACRES:		VALUE:				
IRRIGATED 1A1					GRASSLAND 1G1								
1A					1G								
2A1					2G1								
2A					2G								
3A1					3G1								
3A					3G								
4A1					4G1								
4A					4G								
DRYLAND 1D1					Shelterbelt/Timber								
1D					Accretion								
2D1					Waste								
2D					Other								
3D1					AG LAND TOTAL								
3D					Roads								
4D1					Farm Sites								
4D					Home Sites			0.600				25,000	
					Recreation								
Dwellings			152,575		Other								
Outbuildings			200		Non-AG TOTAL			0.600				25,000	

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

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91	2 County Number 91	3 Date of Sale/Transfer Mo. 09 Day 25 Yr. 2026	4 Date of Deed Mo. 09 Day 25 Yr. 2026
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Curtis L. Jensen and Tammy A. Jensen Street or Other Mailing Address 1264 Hwy 136 City Red Cloud State NE Zip Code 68970 Phone Number (402) 519-0295 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Curtis & Tammy Jensen, Co-T's of The Curtis and Tammy Jensen Fan Street or Other Mailing Address 1264 Hwy 136 City Red Cloud State NE Zip Code 68970 Phone Number (402) 519-0295 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 ☐ Grantor Trust	☐ Revocable Trust ☐ Life Estate ☐ Partition	☐ Transfer on Death ☐ Trustee to Beneficiary ☐ Satisfaction of Contract ☐ Other (Explain)
---	---------------------	--	--	--	--	--

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)	
☒ Yes ☐ No	☐ Aunt or Uncle to Niece or Nephew ☐ 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? \$177,775	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 1264 Hwy 136 Red Cloud, NE 68970 18a ☐ No address assigned 18b ☐ Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee
--	---

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

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

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

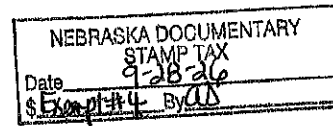
Kory McCracken (402) 746-3613
Print or Type Name of Grantee or Authorized Representative Phone Number
Signature of Grantee or Authorized Representative Attorney Title 09/28/2026 Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 9 Day 28 Yr. 2026	29 Value of Stamp or Exempt Number \$ Exempt # 4	30 Recording Data BK2026 Pg 2456
--	---	-------------------------------------

Part of the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty-Six (36), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, bounded by a line commencing at a point on the North boundary line of Highway 136, 700 feet East of the West Line of said Southeast Quarter (SE $\frac{1}{4}$), thence East 175 feet, thence North 150 feet, thence West 175 feet, thence South 150 feet to the place of beginning.

State of Nebraska } ss.
County of Webster }Entered on the
numerical index and filed for record in the
Clerk's office of said county this 28 day
of Sept A.D., 2026, at 1:55
o'clock P.M. Recorded in Book 2026
on Page 2456
Abbey Tasing County Clerk
1090 AS Deputy
Ind Comp Assessor Carded **WARRANTY DEED**

Curtis L. Jensen and Tammy A. Jensen, husband and wife, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and transfer to trust for benefit of Grantor, conveys to Curtis Jensen and Tammy Jensen, Co-Trustees of The Curtis and Tammy Jensen Family Trust, dated September 25, 2026, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Part of the Southeast Quarter (SE¼) of Section Thirty-Six (36), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, bounded by a line commencing at a point on the North boundary line of Highway 136, 700 feet East of the West Line of said Southeast Quarter (SE¼), thence East 175 feet, thence North 150 feet, thence West 175 feet, thence South 150 feet to the place of beginning.

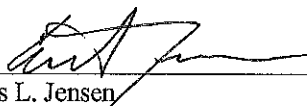
GRANTOR covenants (jointly and severally, if more than one) with the GRANTEEES that GRANTOR:

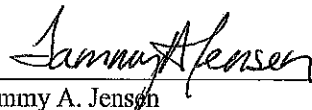
(1) is lawfully seized of such real estate and that it is free from encumbrances; except easements and restrictions of record;

(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 September 25, 2026.

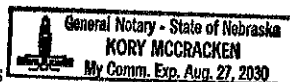

Curtis L. Jensen

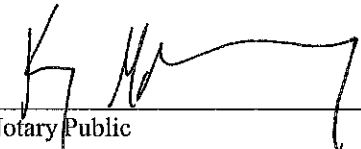

Tammy A. Jensen

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 25, 2026, by Curtis L. Jensen and Tammy A. Jensen, husband and wife.

Comm. expires




Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	2461	9/29/2026	Base: 91-0074				Affiliated:		Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
001708200		214		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133	4	10	13	3	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
226,820				226,820		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		8.200		14,065				
1A						1G		6.250		10,720				
2A1						2G1		1.610		2,505				
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D		30.650		101,300		Accretion								
2D1						Waste								
2D		10.620		33,295		Other								
3D1						AG LAND TOTAL		79.530		226,820				
3D						Roads								
4D1		20.590		60,225		Farm Sites								
4D		1.610		4,710		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

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. 09 Day 29 Yr. 2026		4 Date of Deed Mo. 09 Day 25 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gerald (Gary) L. Kort, Trustee of the Gary Kort Revocable Trust Agreement dated February 22, 2002 Street or Other Mailing Address 5900 Van Dervoort Drive, Suite B City Lincoln State NE Zip Code 68516 Phone Number (402) 421-3333 Email Address gkort@heritagebuildersinc.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Casey Van Boening Street or Other Mailing Address 2246 Road 1700 City Blue Hill State NE Zip Code 68930 Phone Number (402) 476-8818 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? \$226,820				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 13-4-10				19 Name and Address of Person to Whom the Tax Statement Should be Sent Casey Van Boening 2246 Road 1700 Blue Hill, NE 68930			
18a ☒ No address assigned				18b ☒ Vacant land			
20 Legal Description (Attach additional pages, if needed.) 13 4 10 N1/2SW1/4 13-4-10, Webster County, NE							

21 If agricultural, list total number of acres transferred in this transaction **79.53**

22 Total purchase price, including any liabilities assumed.		22 \$	250,000.00
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 \$	250,000.00
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

Casey Van Boening

Print or Type Name of Grantee or Authorized Representative

Enil Schwab NTC

Signature of Grantee or Authorized Representative

GRANTEE
Title

(402) 476-8818

Phone Number

9/29/26

Date

Register of Deeds Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 9 Day 29 Yr. 26	29 Value of Stamp or Exempt Number \$ 830.00	30 Recording Data BK2026, Pg. 2461
---	--	--

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 09/29/26

\$ 830.00 By AS

Bk 2026, Pg 2461

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 29 day
of September A.D., 2026, at 09:58
o'clock AM. Recorded in Book 2026
on Page 2461

Allyson H. King

County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

SPECIAL WARRANTY DEED

Gerald (Gary) L. Kort, as trustee, under the Gary Kort Revocable Trust established by an instrument known as the Gary Kort Trust Agreement, dated February 22, 2002, as amended or restated from time to time ("Grantor"), in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged from Casey Van Boening ("Grantee"), conveys to Grantee, Grantor's interest in:

Parcel 1

13 4 10 N1/2SW1/4 13-4-10, Webster County, NE

Grantor covenants with Grantee that Grantor:

- (1) Is lawfully seized of his interest in such real estate, subject to encumbrances, easements, covenants, restrictions, reservations of oil, gas and mineral rights and oil and gas leases of record and excepting all matters which would be disclosed by an accurate survey;
- (2) Has legal power and lawful authority to convey said real estate; and
- (3) Warrants and will defend title to his interest in the real estate against the lawful claims of all persons claiming the same or any part thereof through, by or under Grantor.

Gerald (Gary) L. Kort, as trustee, under the Gary Kort Revocable Trust established by an instrument known as the Gary Kort Trust Agreement, dated February 22, 2002, as amended or restated from time to time

By: *Gerald L. Kort*
Gerald (Gary) L. Kort, as trustee

STATE OF NEBRASKA

COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me on September 25th 2026, by Gerald (Gary) L. Kort, (WHO {X} IS PERSONALLY KNOWN TO ME OR { } PROVED TO ME SATISFACTORY IDENTIFICATION), as trustee, under the Gary Kort Revocable Trust established by an instrument known as the Gary Kort Trust Agreement, dated February 22, 2002, as amended or restated from time to time.



Bailey Brull
Notary Public

Nebraska Title Company
5601 South 89th Street, Suite C
Lincoln NE 68516

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2026	2484	10/2/2026	Base: 91-0074		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000322000		215	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20020		008	0000	
Land		Improvements	Total		Date of Sale Property Classification Code								
5,805		157,605	163,410		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 : 1973	Construction Date :
Floor:	Floor Sq. Ft. : 1,440	Floor Sq. Ft. :
Building Cost New:	Cost : 251,425	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; TRANSFER BETWEEN PARENT & CHILD	
Comments from	Comments:
(Continue on back)	

8280

215

NEBRASKA

Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

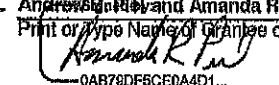
FORM
521

- 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. 10 Day 2 Yr. 2026		4 Date of Deed Mo. 06 Day 29 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Robert A. Piel and Brenda Piel Street or Other Mailing Address 1605 North Cedar Avenue City Hastings State Nebraska Zip Code 68901 Telephone Number (402) 469-1982 Email Address rpiele828@gmail.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Andrew S. Piel and Amanda R. Piel Street or Other Mailing Address 1136 Road T City Blue Hill State Nebraska Zip Code 68930 Phone Number (402) 469-2307 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address apiel124@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) ☐ Yes ☒ No							
10 Type of Transfer ☐ Distribution ☐ Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Transfer on Death ☐ Auction ☐ Easement ☐ Gift ☐ Life Estate ☒ Sale ☐ Trustee to Beneficiary ☐ Buyer ☐ Seller ☐ No ☐ 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? \$106,500.00				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %			
16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☒ Yes Nebraska Title Company			
18 Address of Property 502 Prospect 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 Andrew S. Piel and Amanda R. Piel 502 Prospect Street Blue Hill, NE 68930			
20 Legal Description Lots Eight (8), Nine (9) and Ten (10), Block Eight (8), Morey Addition to Blue Hill, Webster County, Nebraska							
21 If agricultural, list total number of acres _____							
22 Total purchase price, including any liabilities assumed							
						22	\$106,500.00
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	\$106,500.00
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.

Andrew S. Piel and Amanda R. Piel (402) 469-2307
Print or Type Name of Grantee or Authorized Representative Phone Number

0AB72DF5CE0A4D1... grantee 10-12-2026
Signature of Grantee or Authorized Representative Title Date

sign
here

Register of Deeds' Use Only			For Dept. Use Only	
28 Date Deed Recorded Mo. 10 Day 2 Yr. 26	29 Value of Stamp or Exempt Number \$ 355.24	30 Recording Data BR2026, Pg 2484		
Nebraska Department of Revenue Form No. 96-289-2008 8-2026 Rev. Supersedes 96-289-2008 7-2024 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1827 (2)				

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 10/02/26
\$ 355.24 By AS

Bk 2026, Pg 2484

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 02 day
of October A.D., 2026, at 09:18
o'clock AM. Recorded in Book 2026
on Page 2484

Attest 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

Robert A. Piel and Brenda Piel, a married couple, GRANTOR, in consideration of One Dollar and other good and valuable consideration received from Andrew S. Piel and Amanda R. Piel, as joint tenants with rights of survivorship, GRANTEE, hereby conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Eight (8), Nine (9) and Ten (10), Block Eight (8), Morey 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 5-29-2026

Robert A. Piel

Robert A. Piel

Brenda Piel

Brenda Piel

STATE OF Nebraska)
COUNTY OF Hall) s.s.

The foregoing instrument was acknowledged before me this May 29, 2026 by Robert A. Piel and Brenda Piel, a married couple.



Terra Longoria
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2026	2498	9/23/2026	Base: 91-0002	Affiliated:			Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
001554200		216	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4373	2	10	10	3	00000	1	000	0000	
Land		Improvements	Total		Date of Sale Property Classification Code								
67,105			67,105		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	24.120		41,365				
	1A					1G	14.780		25,350				
	2A1					2G1	0.250		390				
	2A					2G							
	3A1					3G1							
	3A					3G							
	4A1					4G1							
	4A					4G							
DRYLAND	1D1				Shelterbelt/Timber								
	1D				Accretion								
	2D1				Waste								
	2D				Other								
	3D1				AG LAND TOTAL		39.150		67,105				
	3D				Roads		1.000						
	4D1				Farm Sites								
	4D				Home Sites								
					Recreation								
	Dwellings				Other								
	Outbuildings				Non-AG TOTAL		1.000						

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

64645
NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement 214

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 23 Yr. 2026		4 Date of Deed Mo. 9 Day 23 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Larus L Barnason & Janice Barnason Street or Other Mailing Address 2040 S Wabash Ave City Hastings State NE Zip Code 68901 Phone Number n/a Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Lane Lydell Barnason & Randall W Barnason; see attached Street or Other Mailing Address 2040 S Wabash Ave City Hastings State NE Zip Code 68901 Phone Number n/a Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes Yes No 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 Life Estate				12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☒ Yes ☐ No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Other ☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse ☐ Ex-spouse ☒ Parents and Child ☐ Step-parent and Step-child							
14 What is the current market value of the real property? 67,105.00				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 10-2-10				19 Name and Address of Person to Whom the Tax Statement Should be Sent Larus & Janice Barnason 2040 S Wabash Ave Hastings, NE 68901			
18a ☒ No address assigned 18b ☐ Vacant land							

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

NW1/4SW1/4 of Section 10, Township 2 North, Range 10, West of the 6th P.M., Webster County, NE

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

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 5a1		
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) ☐ Yes ☒ No		
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☒ No		

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

Jennifer Fleischer

Print or Type Name of Grantee or Authorized Representative

402-762-3524

Phone Number

sign
here

Signature of Grantee or Authorized Representative

Attorney

Title

9/28/26

Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 10 Day 5 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt # 5a1	30 Recording Data BK2026, Pg 2498
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Nebraska Department of Revenue

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

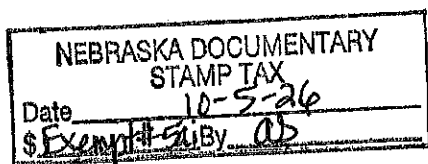
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

State of Nebraska } ss.
County of Webster }

BOOK 2026 PAGE 2498

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 5 day
of Oct A.D., 2026, at 10:44
o'clock A.M. Recorded in Book 2026
on Page 2498
Abbey Hanig County Clerk
10.00 Deputy
Ind Comp Assessor Carded



WARRANTY DEED

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

LARUS L. BARNASON and JANICE BARNASON, husband and wife, herein called Grantor, in consideration of one dollar and other valuable consideration, received from grantee, do grant, bargain, sell, convey and confirm unto LANE LYDELL BARNASON, a married person, and RANDALL W. BARNASON, a single person, and reserving full life use and benefit otherwise known as a LIFE ESTATE TO LARUS L. BARNASON and JANICE BARNASON, husband and wife, as joint tenants and not as tenants in common, herein called the grantee whether one or more, the following described real estate in Webster County, Nebraska:

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4SW1/4)
SECTION TEN (10), TOWNSHIP TWO (2) NORTH, RANGE TEN (10), 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 grantors do hereby covenant with the grantee and with the grantee's heirs and assigns that grantors are lawfully seized of said premises; that they are free from encumbrances that grantors have good right and lawful authority to convey the same; and that the grantor warrant will defend the title to said premises against the lawful claims of all person whomsoever.

Executed: 9/23/2026

Larus L. Barnason
LARUS L. BARNASON, Grantor

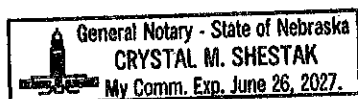
Janice K. Barnason
JANICE BARNASON, Grantor

STATE OF NEBRASKA)
COUNTY OF Clay) ss.

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

Witness my hand and notarial seal on September 23, 2026

Crystal M. Shestak
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	2510	10/5/2026	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000620400		217		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487					00	0	40030		000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,570		25,855		27,425		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: GUIDE ROCK (GR)				A) 1		B) 01		C) 1		D) 1	E) 7	F) 2		

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1890	Construction Date :
Floor:	Floor Sq. Ft. : 1,608	Floor Sq. Ft. :
Building Cost New:	Cost : 253,070	Cost :
Single Family Style: 104	Residential Condition: 20	Commercial Occupancy Code:
(100) ☐ Mobile Home	(10) ☐ Worn Out	Primary: Other1: Other2:
(101) ☐ One Story	(20) ☒ Badly Worn	Commercial Construction Class:
(102) ☐ Two Story	(30) ☐ Average	(1) ☐ Fireproof Structural Steel Frame
(103) ☐ Split Level	(40) ☐ Good	(2) ☐ Reinforced Concrete Frame
(104) ☒ 1 1/2 Story	(50) ☐ Very Good	(3) ☐ Masonry Bearing Walls
(111) ☐ Bi-Level	(60) ☐ Excellent	(4) ☐ Wood or Steel Framed Ext. Walls
(106) ☐ Other		(5) ☐ Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 40	(6) ☐ Pole Frame
(301) ☐ One Story	(10) ☐ Low	Cost Rank: Condition:
(302) ☐ Two Story	(20) ☐ Fair	(10) ☐ Low (10) ☐ Worn Out
(307) ☐ 1 1/2 Story	(30) ☐ Average	(20) ☐ Average (20) ☐ Badly Worn
(308) ☐ Split Level	(40) ☒ Good	(30) ☐ Above Average (30) ☐ Average
(309) ☐ 2 1/2 Story	(50) ☐ Very Good	(40) ☐ High (40) ☐ Good
(304) ☐ One Story Duplex	(60) ☐ Excellent	(50) ☐ Very Good
(305) ☐ Two Story Duplex		(60) ☐ Excellent

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

19010

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. 10 Day 05 Yr. 2026		4 Date of Deed Mo. 10 Day 05 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Pedro Quirino and Jennifer C. Quirino Street or Other Mailing Address 330 John Street City Guide Rock State NE Zip Code 68942 Phone Number 308-991-0641 Email Address N.A.				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Evan Vargas and Gallopo Grey Vargas Street or Other Mailing Address 310 W. State Street City Guide Rock State NE Zip Code 68942 Phone Number 541-801-6358 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 ☐ TOLL		☒ 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) by buyer or seller? ☐ Buyer ☐ Seller ☒ No		10 Type of Transfer ☐ Distribution ☐ Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Transfer on Death ☐ Auction ☐ Easement ☐ Gift ☐ Life Estate ☒ Sale ☐ Trustee to Beneficiary ☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain) _____					
11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No				12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes ☒ No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Other _____ ☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse ☐ Ex-spouse ☐ Parents and Child ☐ Step-parent and Step-child							

14 What is the current market value of the real property? 8,200.00		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %	
16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☒ Yes Adams Land Title Co. ☐ No	
18 Address of Property 310 West State Street Guide Rock, NE 68942 18a ☐ No address assigned 18b ☐ Vacant land		19 Name and Address of Person to Whom the Tax Statement Should be Sent See Grantee #6	

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

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

22 Total purchase price, including any liabilities assumed.		22	\$	8,200.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)		23	\$	1
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		24	\$	8,200.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____				
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) ☐ Yes ☒ No				
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No				

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

sign here
 Danielle L. Kelley (402) 463-4198
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Danielle L. Kelley Closing Dept. Manager 10-05-2026
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. 10 Day 06 Yr. 26	29 Value of Stamp or Exempt Number \$ 29.88	30 Recording Data BK2026 Pg 2510	

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

Exhibit "A"

All of Lot C, Subdivision by Ordinance to Guide Rock, Webster County, Nebraska, and that part of Lot D, Subdivision by Ordinance to Guide Rock, Webster County, Nebraska, described as follows: Commencing at the Northeast corner of said Lot C, thence running West along the North line of said Lot C, Seventy (70) feet; thence North Twenty-five (25) feet; thence East Seventy (70) feet; thence South Twenty-five (25) feet to the Place of Beginning, all being in the Village of Guide Rock, Webster County, Nebraska, according to the recorded plat thereof.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 10/06/26
\$ 29.88 By AS

Bk 2026, Pg 2510

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 06 day
of October A.D., 2026, at 10:09
o'clock AM. Recorded in Book 2026
on Pages 2510-2511

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

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

Warranty Deed

The Grantors, **PEDRO QUIRINO AND JENNIFER C. QUIRINO, HUSBAND AND WIFE**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **EVAN VARGAS AND CALLIOPE GREY VARGAS, HUSBAND AND WIFE**, as joint tenants not as tenants in common, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

All of Lot C, Subdivision by Ordinance to Guide Rock, Webster County, Nebraska, and that part of Lot D, Subdivision by Ordinance to Guide Rock, Webster County, Nebraska, described as follows: Commencing at the Northeast corner of said Lot C, thence running West along the North line of said Lot C, Seventy (70) feet; thence North Twenty-five (25) feet; thence East Seventy (70) feet; thence South Twenty-five (25) feet to the Place of Beginning, all being in the Village of Guide Rock, Webster County, Nebraska, according to the recorded plat thereof.

GRANTORS covenant with GRANTEES that GRANTORS:

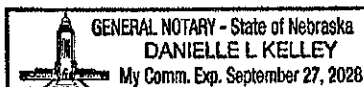
- (1) are lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and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

Executed Oct. 5, 2026.

[Signature]
Pedro Quirino

STATE OF Nebraska }
COUNTY OF Adams } ss.

On this 5th day of October, 2026, before me personally appeared **Pedro Quirino**.

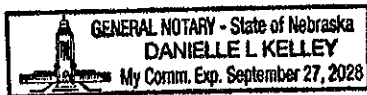


[Signature]
Notary Public *Danielle L. Kelley*

STATE OF Nebraska
COUNTY OF Adams } ss

Jennifer C. Quirino
Jennifer C. Quirino

On this 30th day of September, 2026, before me personally appeared **Jennifer C. Quirino**.



Danielle L. Kelley
Notary Public - Danielle L. Kelley

Residential & Commercial Sales Worksheet

[illegible]

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster		2 County Number 91		3 Date of Sale/Transfer Mo. 10 Day 1 Yr. 26		4 Date of Deed Mo. 10 Day 1 Yr. 26	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) G & R INVESTMENT GROUP, LLC, A NEBRASKA LIMITED LIABILITY COMPANY Street or Other Mailing Address PO BOX 22993 City LINCOLN State Nebraska Zip Code 68542 Telephone Number (402) 239-3675 Email Address grinvestgrp@gmail.com, gshada1@gmail.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) JESSE J. WIRTES and MELANIE Y. WIRTES Street or Other Mailing Address 3310 E Monument Road City Glenvil State Nebraska Zip Code 68941 Phone Number (402) 705-1771 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address V8zspeed@yahoo.com magicmunchkins@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 ☐ Industrial ☐ Mineral Interests-Nonproducing ☐ Multi-Family ☐ Agricultural ☐ Mineral Interests-Producing ☐ Commercial ☐ Recreational				☐ State Assessed ☐ Exempt ☐ Mobile Home	
8 Type of Deed ☐ Conservator ☐ Distribution ☐ Land Contract/Memo ☐ Partition ☐ Sheriff ☐ Other _____ ☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lease ☐ Personal Rep. ☐ Trust/Trustee ☐ Cemetery ☐ Death Certificate - Transfer on Death ☐ Executor ☐ Mineral ☐ Quit Claim ☒ Warranty							
9 Was transfer part of IRS like-kind exchange (IRC § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☒ No							
10 Type of Transfer ☐ Distribution ☐ Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Transfer on Death ☐ Auction ☐ Easement ☐ Gift ☐ Life Estate ☒ Sale ☐ Trustee to Beneficiary ☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain) _____							
11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No				12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes ☒ No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Other (Explain) _____ ☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse ☐ Ex-spouse ☐ Parents and Child ☐ Step-parent and Step-child							
14 What is the current market value of the real property? \$15,000.00				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %			
16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☒ Yes ☐ No Charter Title & Escrow Services Inc.			
18 Address of Property 105 W Salline St Blue Hill, NE 68930 18a ☐ No address assigned 18b ☐ Vacant Land				19 Name and Address of Person to Whom Tax Statement Should be Sent JESSE J. WIRTES and MELANIE Y. WIRTES See Box 6			
20 Legal Description (Attach additional pages, if needed.) See "Exhibit A" attached hereto and by this reference made a part hereof							
21 If agricultural, list total number of acres _____							
22 Total purchase price, including any liabilities assumed _____							
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.)							
24 Adjusted purchase price paid for real estate (line 22 minus line 23) _____							
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____							
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) ☐ Yes ☒ No							
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☒ No							

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

sign here **JESSE J. WIRTES** (402) 705-1771
Print or Type Name of Grantee or Authorized Representative Phone Number
[Signature] Grantee Title **10-1-26**
Signature of Grantee or Authorized Representative Date

Register of Deeds Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. 10 Day 7 Yr. 26	29 Value of Stamp or Exempt Number \$ 49.80	30 Recording Data BK2026 Pg 2512	

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 10/07/26
\$ 49.80 By AS

Bk 2026, Pg 2512

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 07 day
of October A.D., 2026, at 08:52
o'clock AM. Recorded in Book 2026
on Pages 2512-2513

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

AFTER RECORDING RETURN TO:

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

WARRANTY DEED

G & R INVESTMENT GROUP, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, GRANTOR, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to GRANTEE

JESSE J. WIRTES and MELANIE Y. WIRTES, 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:

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

GRANTOR covenants with GRANTEES that GRANTOR:

- (1) is lawfully selsed 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 1 day of October, 2026

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

By: *George Andrew Shada Jr.*
GEORGE ANDREW SHADA, JR., MANAGER

STATE OF Nebraska
COUNTY OF Lancaster

The foregoing instrument was acknowledged before me this 1 day of October, 2026 by GEORGE ANDREW SHADA, JR., MANAGER OF G & R INVESTMENT GROUP, LLC, A NEBRASKA LIMITED LIABILITY COMPANY.

Kelcy Edstrom
Notary Public

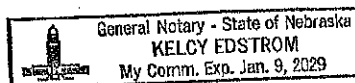


Exhibit A

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

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date		School District Code								
91	2026	2537	10/9/2026		Base: 91-0002		Affiliated:		Unified:				
Location ID		Sale Number	Useability & Code #		Parcel Number								
000126000		219	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value					4371			00	0	10020		010	0000
Land		Improvements	Total		Date of Sale Property Classification Code								
1,220		5,425	6,645		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 : 1918	Construction Date :
Floor:	Floor Sq. Ft. : 590	Floor Sq. Ft. :
Building Cost New:	Cost : 84,770	Cost :
Single Family Style: 101	Residential Condition: 10	Commercial Occupancy Code:
(100) ☐ Mobile Home	(10) ☒ Worn Out	Primary: Other1: Other2:
(101) ☒ One Story	(20) ☐ Badly Worn	Commercial Construction Class:
(102) ☐ Two Story	(30) ☐ Average	(1) ☐ Fireproof Structural Steel Frame
(103) ☐ Split Level	(40) ☐ Good	(2) ☐ Reinforced Concrete Frame
(104) ☐ 1 1/2 Story	(50) ☐ Very Good	(3) ☐ Masonry Bearing Walls
(111) ☐ Bi-Level	(60) ☐ Excellent	(4) ☐ Wood or Steel Framed Ext. Walls
(106) ☐ Other		(5) ☐ Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 20	(6) ☐ Pole Frame
(301) ☐ One Story	(10) ☐ Low	Cost Rank: Condition:
(302) ☐ Two Story	(20) ☒ Fair	(10) ☐ Low (10) ☐ Worn Out
(307) ☐ 1 1/2 Story	(30) ☐ Average	(20) ☐ Average (20) ☐ Badly Worn
(308) ☐ Split Level	(40) ☐ Good	(30) ☐ Above Average (30) ☐ Average
(309) ☐ 2 1/2 Story	(50) ☐ Very Good	(40) ☐ High (40) ☐ Good
(304) ☐ One Story Duplex	(60) ☐ Excellent	(50) ☐ Very Good
(305) ☐ Two Story Duplex		(60) ☐ Excellent

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

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91	2 County Number 91	3 Date of Sale/Transfer Mo. 10 Day 9 Yr. 2026	4 Date of Deed Mo. 9 Day 26 Yr. 2026
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Ronald K. Strickland Street or Other Mailing Address 1459 Spaulding Ave. SE City Grand Rapids State MI Zip Code 49546 Phone Number 402-746-4230 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Juanita E. Strickland Street or Other Mailing Address 1459 Spaulding Ave. SE City Grand Rapids State MI Zip Code 49546 Phone Number 402-746-4230 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address n/a	

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

8 Type of Deed ☐ Conservator ☐ Bill of Sale ☐ Cemetery ☐ Corrective ☐ Death Certificate - Transfer on Death	☐ Distribution ☐ Easement ☐ Executor ☐ Land Contract/Memo ☐ Lease ☐ Mineral ☐ Partition ☐ Personal Rep. ☐ Quit Claim ☒ 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 ☐ Distribution ☐ Auction ☐ Court Decree ☐ Easement ☐ Exchange ☒ 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? 8,200	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 821 and 829 N Elm Street Red Cloud, NE 68970 18a ☐ No address assigned 18b ☐ Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
--	---

20 Legal Description (Attach additional pages, if needed.) Lots Five (5), Six (6), Seven (7) and Eight (8), Block Ten (10), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska
--

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

22 Total purchase price, including any liabilities assumed.	22 \$ 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 \$ 1
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 5a1	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) ☐ Yes ☒ No	
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No	

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

Don E Theobald
Print or Type Name of Grantee or Authorized Representative

402-746-2774
Phone Number

sign
here

Signature of Grantee or Authorized Representative

Attorney
Title

10-9-26
Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 10 Day 9 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt # 5a1	30 Recording Data BK2026 Pg 2537
--	---	-------------------------------------

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 9 day
of Oct A.D., 2026, at 3:17
o'clock P.M. Recorded in Book 2026
on Page 2537

Albey-Harris County Clerk
10.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>10-9-26</u>
\$ Exempt #	By <u>AS</u>

Return to:
Juanita Strickland
1459 Spaulding Ave SE
Grand Rapids, MI 49546

WARRANTY DEED

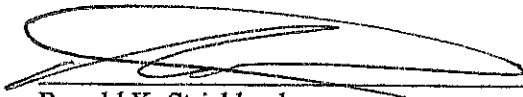
Ronald K. Strickland, also known as Ronald Strickland, husband of grantee and resident of Michigan, Grantor, in consideration of love and affection, conveys to Grantee, Juanita E. Strickland, wife of grantor, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Five (5), Six (6), Seven (7) and Eight (8), Block Ten (10), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska

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

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

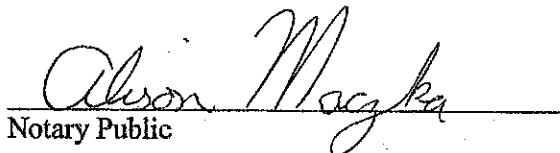
Executed September 26, 2026.


Ronald K. Strickland

STATE OF MICHIGAN)
) ss.
COUNTY OF Michigan)

The foregoing instrument was acknowledged before me on September 26, 2026 by Ronald K. Strickland, also known as Ronald Strickland, husband of grantee and resident of Michigan.

ALISON MACZKA
Notary public, State of Michigan
County of KENT
My commission expires 06-Jun-2029
Acting in the County of Kent


Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	2542	10/9/2026	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000150700		220		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10045		004	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
2,940,625		492,655		3,433,280		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 1	B) 01		C) 1	D) 1	E) 6	F) 1		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1		53.830		274,260		GRASSLAND 1G1		357.380		612,905				
1A		41.970		285,720		1G		72.930		125,075				
2A1		104.560		651,650		2G1		206.160		320,580				
2A		59.780		392,755		2G		1.510		755				
3A1						3G1								
3A						3G								
4A1						4G1		0.610		305				
4A		3.730		13,770		4G		125.480		167,330				
DRYLAND 1D1						Shelterbelt/Timber								
1D		3.080		10,180		Accretion		2.080						
2D1						Waste								
2D		2.880		9,030		Other								
3D1						AG LAND TOTAL		1,045.740		2,892,865				
3D						Roads		5.980						
4D1		8.800		25,740		Farm Sites		2.000		20,920				
4D		0.960		2,810		Home Sites		1.230		26,840				
						Recreation								
Dwellings				221,925		Other								
Outbuildings				270,730		Non-AG TOTAL		9.210		47,760				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; TRANSFER PROPERTY INTO TRUST	
Comments from	Comments:
000150700 001401600 001401701 001401901 001502500 001502700 001504400	
00150470	
(Continue on back)	

Real Estate Transfer Statement

220

- 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. 10 Day 09 Yr. 2026		4 Date of Deed Mo. 10 Day 09 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lonny D. Rasser, a single person Street or Other Mailing Address 420 N. Franklin Street City Red Cloud State NE Zip Code 68670 Phone Number 402-397-7300 Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Lonny D. Rasser, Ttee of the Lonny D. Rasser Trust dtd 10.09.2026 Street or Other Mailing Address 420 N. Franklin Street City Red Cloud State NE Zip Code 68670 Phone Number 402-397-7300 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes Yes No 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	☐ 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? 3433280	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %
--	--

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

18 Address of Property 18a ☒ No address assigned 18b ☐ Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Lonny Rasser 420 N. Franklin Street Red Cloud, NE 68670
--	---

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

21 If agricultural, list total number of acres transferred in this transaction 1054.72
--

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

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

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

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

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

sign here	Craig W. Benson, Attorney	402-397-7300
	Print or Type Name of Grantee or Authorized Representative	Phone Number
	Signature of Grantee or Authorized Representative	Date 10/14/2026

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 10 Day 14 Yr. 26	29 Value of Stamp or Exempt Number \$ Exempt #4	30 Recording Data BK2026 Pg 2542
---	--	-------------------------------------

Exhibit A

- 38846-
Lots Nineteen (19), Twenty (20) and the North Twenty feet (N20') of Lot Twenty-one (21), Block Four (4), Radcliff's addition to Red Cloud, Webster County, Nebraska; AND
- 6510-
The West Half of the Northeast Quarter (W1/2 NE1/4) and the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section Thirty-three (33), Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND
- 65125-
The Northwest Quarter (NW1/4) of Section Thirty-three (33), Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND
- 65010-
The Northwest Quarter (NW1/4) of Section Twenty-eight (28), Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND
- 65020
The Northeast Quarter (NE1/4), the North Half of the Southeast Quarter (N1/2 SE1/4) and the South Half of the Northwest Quarter (S1/2 NW1/4) of Section Twenty-nine (29), Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND
- 1401401-
The West Half of the Northeast Quarter (W1/2 NE1/4), the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4), and Lot Four (4) in the Southeast Quarter (SE1/4) all in Section Four (4), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT tract conveyed to the State of Nebraska for highway by deed recorded in Book 29, page 474, and EXCEPT any portion of the property lying NORTH of or within the railroad right of way; AND
- 1401701-
The East Half of the Northeast Quarter (E1/2 NE1/4) and the East Half of the Southeast Quarter (E1/2 SE1/4) of Section Four (4), Township One (1) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; EXCEPT any portion of the property lying NORTH of or within the railroad right of way; AND
- 163465
That part of the North Half of the Northwest Quarter (N1/2 NW1/4) lying North and West of the railroad right-of-way, and the West 20 acres of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) and the West Half of the Southwest Quarter (W1/2 SW1/4) lying South of the railroad right-of-way, in Section Three (3), 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: 10/14/26
\$ Ex004 By AS

Bk 2026, Pg 2542

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 14 day
of October A.D., 2026, at 02:36
o'clock PM. Recorded in Book 2026
on Pages 2542-2545

Attest

County Clerk

Fee: \$28.00 By: AS Deputy
Electronically Recorded

Please return to: Craig W. Benson, Lamson Dugan & Murray LLP, 10306 Regency Parkway Drive, Omaha, NE 68114

SPACE ABOVE THIS LINE FOR RECORDER

QUITCLAIM DEED

Lonny D. Rasser, a single person, ("Grantor"), in consideration of One Dollar (\$1.00) and other valuable consideration, hereby quitclaims to Lonny D. Rasser, Trustees of the Lonny D. Rasser Trust dated October 9, 2026, ("Grantee"), the following described real estate situated in Webster County, Nebraska (as defined in Neb. Rev. Stat. § 76-201):

Exhibit A

TOGETHER with all and singular the hereditaments and appurtenances belonging to such real estate; TO HAVE AND TO HOLD such real estate unto Grantee, its successors, and assigns, forever.

This conveyance is exempt from documentary stamp tax pursuant to Neb. Rev. Stat. § 76-902(4).

[SIGNATURE PAGE TO FOLLOW]

Executed this 9th day of October, 2026.

Lonny D. Rasser
Lonny D. Rasser, Grantor

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 9th day of October, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Lonny D. Rasser, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledge that each executed the same as his or her voluntary act and deed.

Craig W. Benson
Notary Public

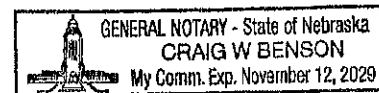


Exhibit A

Lots Nineteen (19), Twenty (20) and the North Twenty feet (N20') of Lot Twenty-one (21), Block Four (4), Radcliff's addition to Red Cloud, Webster County, Nebraska; AND

The West Half of the Northeast Quarter (W1/2 NE1/4) and the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section Thirty-three (33), Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The Northwest Quarter (NW1/4) of Section Thirty-three (33), Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The Northwest Quarter (NW1/4) of Section Twenty-eight (28), Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The Northeast Quarter (NE1/4), the North Half of the Southeast Quarter (N1/2 SE1/4) and the South Half of the Northwest Quarter (S1/2 NW1/4) of Section Twenty-nine (29), Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The West Half of the Northeast Quarter (W1/2 NE1/4), the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4), and Lot Four (4) in the Southeast Quarter (SE1/4) all in Section Four (4), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT tract conveyed to the State of Nebraska for highway by deed recorded in Book 29, page 474, and EXCEPT any portion of the property lying NORTH of or within the railroad right of way; AND

The East Half of the Northeast Quarter (E1/2 NE1/4) and the East Half of the Southeast Quarter (E1/2 SE1/4) of Section Four (4), Township One (1) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; EXCEPT any portion of the property lying NORTH of or within the railroad right of way; AND

That part of the North Half of the Northwest Quarter (N1/2 NW1/4) lying North and West of the railroad right-of-way, and the West 20 acres of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) and the West Half of the Southwest Quarter (W1/2 SW1/4) lying South of the railroad right-of-way, in Section Three (3), Township One (1) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

4927-8682-1589, v. 1

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2026	2548	10/15/2026	Base: 91-0002				Affiliated:		Unified:		
Location ID		Sale Number	Useability & Code #	Parcel Number								
001910700		221	1	GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	26	4	00000	000	0000	
Land	Improvements		Total	Date of Sale Property Classification Code								
30,115	186,710		216,825	Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:				A) 1	B) 01		C) 5	D) 2	E) 0	F) 5		
LCG		ACRES:	VALUE:	LCG		ACRES:	VALUE:					
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G								
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL								
3D				Roads		0.230						
4D1				Farm Sites								
4D				Home Sites		2.640	30,115					
				Recreation								
Dwellings			162,600	Other								
Outbuildings			24,110	Non-AG TOTAL		2.870	30,115					

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

68755

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

221

FORM

521

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

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

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. 10 Day 15 Yr. 2026	4 Date of Deed Mo. 10 Day 15 Yr. 2026
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) John Disney and Deanna Disney Street or Other Mailing Address 728 N Cherry St. City Red Cloud State NE Zip Code 68970 Phone Number (402)879-5869 Email Address DIZ58@yahoo.com		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kelly Lammers and Ryan Lammers Street or Other Mailing Address 809 Hwy 281 City Red Cloud State NE Zip Code 68970 Phone Number (402)746-4623 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 ☐ Auction ☐ Court Decree ☐ Exchange ☐ Distribution ☐ Easement ☐ Foreclosure ☐ Gift ☐ Grantor Trust ☐ Irrevocable Trust ☐ Life Estate ☐ Partition ☒ Sale ☐ Revocable Trust ☐ Satisfaction of Contract ☐ Transfer on Death ☐ Trustee to Beneficiary ☐ Other (Explain)
---	--

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes ☒ No ☐ Aunt or Uncle to Niece or Nephew ☐ Brothers and Sisters ☐ Ex-spouse ☐ Family Corp., Partnership, or LLO ☐ 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? \$210,000.00	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 Rhynalds Auction & Realty ☐ No
--	---

18 Address of Property 809 Hwy 281, Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent Kelly Lammers and Ryan Lammers 809 Hwy 281 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

22 Total purchase price, including any liabilities assumed.	22 \$ 210,000.00
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 \$ 210,000.00

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	Kelly Lammers and Ryan Lammers	(402)746-4623
	Print or Type Name of Grantee or Authorized Representative	Phone Number
	Kelly Lammers	10/15/2026
	Signature of Grantee or Authorized Representative	Date
	Grantee	
	Title	

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 10 Day 15 Yr. 26	29 Value of Stamp or Exempt Number \$ 697.20	30 Recording Data BK2026 Pg 2548
---	---	-------------------------------------

Nebraska Department of Revenue

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

Authorized by Neb. Rev. Stat. §§ 76-214, 77-1927(2)

Grantee—Retain a copy of this document 2026 Oct 15 01:15 PM 697.20 Book 2026 Page 2548

Legal Description

A part of County Surveyor's Lot Two (2) in the Southeast Quarter of Section Twenty-six (26), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, bounded by a line commencing at the Northeast corner of said Lot 2 extending thence West 574 feet to the Northwest corner of said Lot 2, thence South-westerly along the West line of said Lot 2 to a point 200 feet South of an extension of the North line of said lot, thence East parallel with the North line of said Lot 2 to a point on the East line of said lot, 200 feet South of the Northeast corner of said Lot 2, thence North along the East line of said Lot 2, to the point of beginning, EXCEPT tract conveyed to the State of Nebraska, Department of Roads by Condemnation and Return of Appraisers recorded May 21, 1973 in Book 71, Page 832 and Book 71, Page 844.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 10/15/26
\$ 697.20 By AS

Bk 2026, Pg 2548

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 15 day
of October A.D., 2026, at 01:15
o'clock PM. Recorded in Book 2026
on Pages 2548-2549

Akshay Singh 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

John Disney and Deanna Disney, 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

Kelly Lammers and Ryan Lammers, a married couple, as joint tenants and not as tenants in common

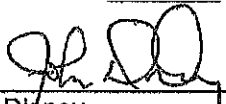
herein called the grantee whether one or more, the following described real property in Webster County, Nebraska, more particularly described as follows;

A part of County Surveyor's Lot Two (2) in the Southeast Quarter of Section Twenty-six (26), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, bounded by a line commencing at the Northeast corner of said Lot 2 extending thence West 574 feet to the Northwest corner of said Lot 2, thence South-westerly along the West line of said Lot 2 to a point 200 feet South of an extension of the North line of said lot, thence East parallel with the North line of said Lot 2 to a point on the East line of said lot, 200 feet South of the Northeast corner of said Lot 2, thence North along the East line of said Lot 2, to the point of beginning, EXCEPT tract conveyed to the State of Nebraska, Department of Roads by Condemnation and Return of Appraisers recorded May 21, 1973 in Book 71, Page 832 and Book 71, Page 844.

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 15th day of OCTOBER, 2026.



John Disney



Deanna Disney

STATE OF NEBRASKA

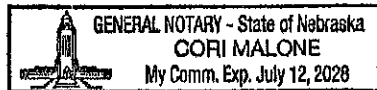
COUNTY OF WEBSTER

Signed and sworn to before me the 15th of October, 2026, by John Disney and Deanna Disney, a married couple.



Notary Public

Affix stamp/seal:



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	2550	10/9/2026	Base: 91-0002				Affiliated:		Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
000705100		222		4 07		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								
1,180		2,740		3,920		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: INVALE (INA)						A) 1	B) 01		C) 5	D) 3	E) 9	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:	
QCD; TRANSFER UNDIVIDED 1/2 INTEREST	
Comments from	Comments:
000705100 000707100	

(Continue on back)

23380
23600

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

222

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. 10 Day 09 Yr. 2026	4 Date of Deed Mo. 10 Day 09 Yr. 2026
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lesly Barrios Street or Other Mailing Address 119 Sherman Ave City Grand Island State NE Zip Code 68803 Phone Number 3086633882 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Felix Rodriguez Street or Other Mailing Address 315 Main Ave City Inavale State NE Zip Code 68952 Phone Number 3086633882 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address n/a	

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

(A) Status	(B) Property Type	(C)
☒ Improved ☐ Unimproved ☐ IOLL	☒ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☐ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ State Assessed ☐ Exempt ☐ Mobile Home	☐ 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 Undivided 1/2 Interest

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

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

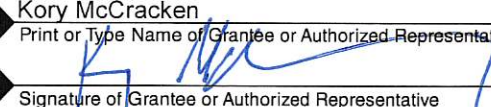
14 What is the current market value of the real property? \$1,822.50	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ %
16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No
18 Address of Property 315 Main Ave and 302 Blaine St Inavale, NE 68952 18a ☐ No address assigned 18b ☐ Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee

20 Legal Description (Attach additional pages, if needed.)
Lots Seventeen (17) and Eighteen (18), Block Twelve (12), Original Town of Inavale, Webster County, Nebraska; AND
Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8) and Nine (9), Block Eight (8), Original Town of Inavale,

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

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

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

sign here **Kory McCracken** (402) 746-3613
Print or Type Name of Grantee or Authorized Representative Phone Number
 Attorney
Signature of Grantee or Authorized Representative Title
10/15/2026
Date

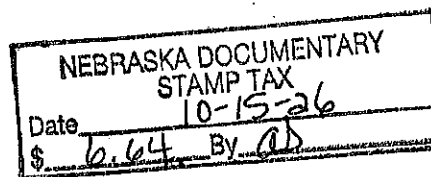
Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 10 Day 15 Yr. 26	29 Value of Stamp or Exempt Number \$ 6.64	30 Recording Data BK2026, Pg 2550

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 15 day
of Oct A.D., 20 26, at 2:44
o'clock P.M. Recorded in Book 2026
on Page 2550
Abbey Hargis County Clerk
10.00 Deputy
Ind Comp Assessor Carded **QUITCLAIM DEED**

Lesly P. Barrios De Paz a/k/a Lesly Barrios, a single person, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to Felix Rodriguez, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-half interest in:

Lots Seventeen (17) and Eighteen (18), Block Twelve (12), Original Town of Inavale, Webster County, Nebraska; AND

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8) and Nine (9), Block Eight (8), Original Town of Inavale, Webster County, Nebraska.

THIS DEED CORRECTS THE MARITAL STATUS OF THE PARTIES, WHICH WAS INCORRECTLY LISTED AS "WIFE AND HUSBAND" IN THE DEED RECORDS OF WEBSTER COUNTY, IN BOOK 2025, PAGE 1673.

Executed October 9th, 2026.

[Signature]
Lesly Barrios

State of Nebraska – General Notary
ALMA J RUSTRIAN MONTENEGRO
My Commission Expires
October 2, 2029

STATE OF NEBRASKA, COUNTY OF Hall) ss.

The foregoing instrument was acknowledged before me on October 9th, 2026, by Lesly P. Barrios De Paz a/k/a Lesly Barrios, a single person.

Comm. expires 10/02/2029

[Signature]
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	2553	9/25/2026	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001552100		223		1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4373	2	10	5	2	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,888,815				1,888,815		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	53.260	363,500	GRASSLAND	1G1	0.710	1,220							
	1A	29.290	199,905		1G	8.660	14,850							
	2A1				2G1	0.430	670							
	2A	97.460	640,310		2G									
	3A1				3G1									
	3A				3G									
	4A1				4G1									
	4A	86.590	542,490		4G									
DRYLAND	1D1			Shelterbelt/Timber										
	1D	13.260	43,825	Accretion										
	2D1			Waste										
	2D	22.420	70,285	Other										
	3D1			AG LAND TOTAL	316.100	1,888,815								
	3D			Roads	4.220									
	4D1			Farm Sites										
	4D	4.020	11,760	Home Sites										
				Recreation										
	Dwellings			Other										
	Outbuildings			Non-AG TOTAL	4.220									

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:	
Assessor Comments and Reason for Adjustment:			
WD			
Comments from		Comments:	
001552100 001552200 001552300			

(Continue on back)

Real Estate Transfer Statement

223

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. 09 Day 25 Yr. 2026		4 Date of Deed Mo. 09 Day 24 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) OAK CREEK CATTLE, LLC Street or Other Mailing Address PO BOX 423 City GRAND ISLAND State Nebraska Zip Code 68802 Telephone Number (308) 390-3977 Email Address gglade33@gmail.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) TC ACCOMMODATOR 396, LLC, c/o Gottsch Fading Corp Street or Other Mailing Address 8701 WEST DODGE ROAD, STE 15 City Omaha State Nebraska Zip Code 68144 68114 Phone Number 402-758-1589 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address JANET.CLARK@TITLECORENATIONAL.COM			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
☐ Improved ☒ Unimproved ☐ IOLL		☐ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☒ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ State Assessed ☐ Exempt				☐ Mobile Home	
8 Type of Deed ☐ Conservator ☐ Distribution ☐ Land Contract/Memo ☐ Partition ☐ Sheriff ☐ Other ☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lease ☐ Personal Rep. ☐ Trust/Trustee ☐ Cemetery ☐ Death Certificate - Transfer on Death ☐ Executor ☐ Mineral ☐ Quit Claim ☒ Warranty							
9 Was transfer part of IRS like-kind exchange (IRC § 1031 Exchange) by buyer or seller? ☒ Buyer ☐ Seller ☐ No		10 Type of Transfer ☐ Distribution ☐ Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Transfer on Death ☐ Auction ☐ Easement ☐ Gift ☒ Sale ☐ Trustee to Beneficiary ☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain)					
11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No				12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes ☒ No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Other (Explain) ☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse ☐ Ex-spouse ☐ Parents and Child ☐ Step-parent and Step-child							
14 What is the current market value of the real property? \$2,658,656.00				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 NO SITUS Red Cloud, NE 68970 18a ☐ No address assigned 18b ☒ Vacant Land				19 Name and Address of Person to Whom Tax Statement Should be Sent TC ACCOMMODATOR 396, LLC See Box 6			
20 Legal Description (Attach additional pages, if needed.) See "Exhibit A" attached hereto and by this reference made a part hereof							
21 If agricultural, list total number of acres							
22 Total purchase price, including any liabilities assumed						22	\$2,658,656.00
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	\$2,658,656.00
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
TC ACCOMMODATOR 396, LLC c/o Gottsch Fading Corp
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Jenimah Picken AUTHORIZED SIGNER
Grantee Title
402-758-1589
Phone Number
09/25/2026
Date

Register of Deeds Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. 10 Day 16 Yr. 2026	29 Value of Stamp or Exempt Number \$ 8827.88	30 Recording Data BK2026, Pg 2553	

Exhibit A

THE NORTHWEST QUARTER (NW1/4) AND THE SOUTHWEST QUARTER (SW1/4) OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 10 WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA, EXCEPT THAT PORTION CONVEYED TO THE STATE OF NEBRASKA FOR ROAD PURPOSES AS SHOWN IN WARRANTY DEED RECORDED JANUARY 3, 2022 IN BOOK 2022, PAGE 19-23; RECORDS OF WEBSTER COUNTY, NEBRASKA.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 10/16/26
\$8827.88 By AS

Bk 2026, Pg 2553

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 October A.D., 2026, at 08:48
o'clock AM. Recorded in Book 2026
on Pages 2553-2554

Anthony D. Hain County Clerk
Fee: \$16.00 By: AS Deputy
Electronically Recorded

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

WARRANTY DEED

OAK CREEK CATTLE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, GRANTOR, in consideration of
Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to GRANTEE

TC ACCOMMODATOR 396, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

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

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

GRANTOR covenants with GRANTEE 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 September 24th, 2026

OAK CREEK CATTLE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

Gordon Glade
GORDON GLADE, MANAGER

STATE OF Nebraska
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 24th DAY OF SEPTEMBER, 2026 by GORDON
GLADE, MANAGER OF OAK CREEK CATTLE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY.

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

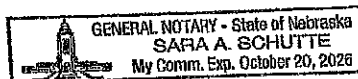


Exhibit A

THE NORTHWEST QUARTER (NW1/4) AND THE SOUTHWEST QUARTER (SW1/4) OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 10 WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA, EXCEPT THAT PORTION CONVEYED TO THE STATE OF NEBRASKA FOR ROAD PURPOSES AS SHOWN IN WARRANTY DEED RECORDED JANUARY 3, 2022 IN BOOK 2022, PAGE 19-23; RECORDS OF WEBSTER COUNTY, NEBRASKA.