

# Real Estate Transfer Statement

38

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 1-25 are accurately completed.

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 03 Day 20 Yr. 2024		4 Date of Deed Mo. 03 Day 19 Yr. 2024	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Michael D. Hohenfield Street or Other Mailing Address RT 1 Box 32 40 N. Cherry St. Apt 105 City Bladen Red Cloud State NE Zip Code 68930 Phone Number (402) 469-6729 Email Address N.A.				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Marcia L. Dornhoff Street or Other Mailing Address 808 N. Colorado City Minden State NE Zip Code 68959 Phone Number (308) 830-3406 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> 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

<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition	<input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> 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.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
\$31,350

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  
414 N. McKelvey St.  
Bladen, NE 68928

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

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
Lot Three (3), Block One (1), Original Town of Bladen, Webster County, Nebraska, according to the recorded plat thereof.

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

22 Total purchase price, including any liabilities assumed	22	\$	31,350	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	31,350	00

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

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

sign here Danielle L. Kelley  
Print or Type Name of Grantee or Authorized Representative  
Signature of Grantee or Authorized Representative  
Closing Department Manager  
Title  
Phone Number (402) 463-4198  
Date 03-20-2024

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 3 Day 20 Yr. 24	27 Value of Stamp or Exempt Number \$ 72.00	28 Recording Data BK 2024, Pg 416

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

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 20<sup>th</sup> day of March A.D., 2024, at 10:35 o'clock A.M. Recorded in Book 2024 on Page 416  
Abbey Hancy County Clerk  
\$10.00 att Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 3-20-2024  
\$ 72.00 By att

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

### Warranty Deed

The Grantor, **MICHAEL D. HOHENFIELD, A SINGLE PERSON**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **MARCIA L. DORNHOFF**, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

**Lot Three (3), Block One (1), Original Town of Bladen, Webster County, Nebraska, according to the recorded plat thereof.**

GRANTOR covenants with GRANTEE that GRANTOR:

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

Executed 3/19/24

Michael D. Hohenfield  
Michael D. Hohenfield

STATE OF NEBRASKA }  
COUNTY OF Webster } ss.

On this 19 day of March, 2024, before me personally appeared **Michael D. Hohenfield**.

Stephanie D Harms  
General Notary, State of Nebraska  
My Commission Expires 03/30/2027

Stephanie D Harms  
Notary Public - Stephanie D. Harms

# Residential & Commercial Sales Worksheet

<b>Cnty No.</b>	<b>Book</b>	<b>Page</b>	<b>Sale Date</b>	<b>School District Code</b>								
91	2024	416	3/20/2024	Base: 01-0123		Affiliated:		Unified:				
<b>Location ID</b>	<b>Sale Number</b>	<b>Useability &amp; Code #</b>		<b>Parcel Number</b>								
000501100	38	1		GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
<b>Date of Sale Assessed Value</b>				4131			00	0	30005		001	0000
<b>Land</b>	<b>Improvements</b>	<b>Total</b>		<b>Date of Sale Property Classification Code</b>								
1,010	31,815	32,825		Status	Property Type	Zoning	Location	City Size	Parcel Size			
<b>Assessor Location: BLADEN (BLA)</b>				A) 1	B) 01	C) 1	D) 1	E) 7	F) 1			
				<b>Residential</b>				<b>Commercial</b>				
<b>Multiple Improvements:</b>				Multiple. Improvements. :				Multiple. Improvements. :				
<b>Construction Date:</b>				Construction Date : 1997				Construction Date :				
<b>Floor:</b>				Floor Sq. Ft. : 1,216				Floor Sq. Ft. :				
<b>Building Cost New:</b>				Cost : 63,360				Cost :				
<b>Single Family Style: 100</b>				<b>Residential Condition: 30</b>				<b>Commercial Occupancy Code:</b>				
(100) <input checked="" type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:                      Other1:                      Other2:				
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>				
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 30</b>				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
<b>Assessor's Adjustment to Sale Price (+ or -):</b>												
<b>Assessor Comments and Reason for Adjustment:</b>												
WD												
<b>Comments from</b>						<b>Comments:</b>						
000501100												
(Continue on back)												

Real Estate Transfer Statement

39

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 1-25 are accurately completed.

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 02 Day 08 Yr. 2024
4 Date of Deed Mo. 03 Day 15 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) David B. Garwood, Master Commissioner
6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) U.S. Bank National Association, not in its individual capacity
Street or Other Mailing Address 401 N. Webster St.
Street or Other Mailing Address c/o Selene 9990 Richmond, Suite 100
City State Zip Code Red Cloud NE 68970-2466 City State Zip Code Houston TX 77042
Phone Number (402) 746-3613 Phone Number (877) 735-3637
Is the grantee a 501(c)(3) organization? Yes No
If Yes, is the grantee a 509(a) foundation? Yes No
Email Address info@hwmlawfirm.com 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, Industrial, Agricultural, Recreational, Mineral Interests-Nonproducing, Mineral Interests-Producing, State Assessed, Exempt
(C) Mobile Home

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

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, 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? \$64,618
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: 210 West Saline Street, Blue Hill, NE 68930
19 Name and Address of Person to Whom the Tax Statement Should be Sent: Same as #6 above.
18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
LOTS THREE, FOUR AND FIVE (3, 4, 5), BLOCK "A" NELSON'S SUBDIVISION OF ROHER'S ADDITION TO VILLAGE OF BLUE HILL, WEBSTER COUNTY, NEBRASKA.

21 If agricultural, list total number of acres transferred in this transaction
22 Total purchase price, including any liabilities assumed \$ 64,618.32
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions)
24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 64,618.32

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 24

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.
Eric H. Lindquist (402) 829-0400
Print or Type Name of Grantee or Authorized Representative Phone Number
Signature of Grantee or Authorized Representative Attorney for Plaintiff 03/19/2024
Title Date

Register of Deed's Use Only For Dept. Use Only
26 Date Deed Recorded Mo. 3 Day 20 Yr. 24
27 Value of Stamp or Exempt Number \$ Exempt # 24
28 Recording Data BK 2024, Pg 417

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 03/20/24  
\$ Ex024 By AS

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 20 day of March A.D., 2024, at 11:19 o'clock AM. Recorded in Book 2024 on Pages 417-418

*Attest*

County Clerk

Fee: \$16.00 By: AS Deputy  
Electronically Recorded

Halliday, Watkins & Mann, P.C.  
8712 West Dodge Road, Suite 260  
Omaha, NE 68114

**MASTER COMMISSIONER'S DEED**

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, in an action found at Case No. CI 23-28 in the District Court of Webster County, Nebraska, wherein U.S. Bank National Association, not in its individual capacity, but solely as Owner Trustee for RCF 2 Acquisition Trust, is the plaintiff, and Shelly Jameson and Randy J. Jameson, wife and husband, Nebraska Title, Trustee, Bankers Trust Company as Trustee, Assignee Beneficiary, and Bank of America, N.A. f/k/a FIA Card Services, N.A, were the defendants, U.S. Bank National Association, not in its individual capacity, but solely as Owner Trustee for RCF 2 Acquisition Trust, did obtain a Decree finding that there is due the plaintiff the sum of Sixty-Five Thousand Five Hundred Sixty-six Dollars and Nine Cents (\$65,566.09) plus interest and costs of suit; and

WHEREAS, it was further ordered in said Decree that in default of the payment of the sum so found due by the defendants that the appointed Master Commissioner should cause the lands and tenements hereinafter described to be advertised and sold according to law to pay the same; and

WHEREAS, default in payment having been made therein, David B. Garwood, Master Commissioner under and by virtue of the said Decree and the Order of Sale to him duly directed, did on February 8, 2024, at the front steps of the Webster County Courthouse in the City of Red Cloud, having first given due and legal notice of the time and place of said sale by publication once in each week for four consecutive weeks in a newspaper printed and in general circulation in said County of Webster, sell said premises at public auction to U.S. Bank National Association, not in its individual capacity, but solely as Owner Trustee for RCF 2 Acquisition Trust, for the sum of Sixty-Four Thousand Six Hundred Eighteen Dollars and Thirty-two Cents (\$64,618.32); and

WHEREAS such Master Commissioner's sale was afterward confirmed on March 12, 2024, and the said David B. Garwood, Master Commissioner was ordered to convey said premises in fee simple title to U.S. Bank National Association, not in its individual capacity, but solely as Owner Trustee for RCF 2 Acquisition Trust, its successors and assigns.

NOW, THEREFORE, I David B. Garwood, Master Commissioner, in consideration of the premises and by virtue of the powers vested in me by law and the Decree of said Court, do hereby give, grant, and convey to U.S. Bank National Association, not in its individual capacity, but solely as Owner Trustee for RCF 2 Acquisition Trust, its successors and assigns, the premises so as aforesaid sold, to wit:



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2024	417	2/8/2024	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000330600	39	4	04	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20045		000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
5,760	64,490	70,250		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
<b>Multiple Improvements:</b>	Multiple Improvements. :	Multiple Improvements. :
<b>Construction Date:</b>	Construction Date : 1900	Construction Date :
<b>Floor:</b>	Floor Sq. Ft. : 1,680	Floor Sq. Ft. :
<b>Building Cost New:</b>	Cost : 158,955	Cost :
<b>Single Family Style: 101</b>	<b>Residential Condition: 20</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:                      Other1:                      Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	<b>Commercial Construction Class:</b>
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality: 30</b>	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b> <b>Condition:</b>
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low                      (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average                      (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average                      (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High                      (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
MASTER COMMISSIONER'S DEED; FORECLOSURE	
<b>Comments from</b>	<b>Comments:</b>
000330600	
(Continue on back)	

30590

40

# Real Estate Transfer Statement

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

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name <b>WEBSTER - 91</b>	2 County Number	3 Date of Sale/Transfer Mo. <u>3</u> Day <u>20</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>3</u> Day <u>20</u> Yr. <u>2024</u>
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Curtis Jensen and Tammy Jensen</b> Street or Other Mailing Address <b>1264 Hwy 136</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>402-519-0295</b> Email Address <b>n/a</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Alice Forster Russell</b> Street or Other Mailing Address <b>706 N Seward Street</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>516-669-1280</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>n/a</b>	
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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)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> 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

<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition	<input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> 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

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

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child	<input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child	<input type="checkbox"/> Other _____
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14 What is the current market value of the real property?  
**\$95,000**

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

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

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  Yes **GTA Real Estate Group**  No

18 Address of Property  
**706 N Seward Street  
Red Cloud, NE 68970**

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

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
**Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) and Seventeen (17), Block Eleven (11), Original Town of Red Cloud, Webster County, Nebraska**

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

22 Total purchase price, including any liabilities assumed	\$	95,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	95,000.00

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

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.

**Alice Forster Russell**  
Print or Type Name of Grantee or Authorized Representative

**516-669-1280**  
Phone Number

**Grant**  
Signature of Grantee or Authorized Representative

**Grantee**  
Title

**3/20/2024**  
Date

sign here

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>20</u> Yr. <u>24</u>	27 Value of Stamp or Exempt Number \$ <u>213.75</u>	28 Recording Data <b>BK2024, Pg 421</b>	

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



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 20 day of MM A.D., 20 24, at 3:04 o'clock P M. Recorded in Book 2024 on Page 421  
Abbey Haig County Clerk  
10.00 Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 3-20-24  
\$ 213.75 By AD

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

WARRANTY DEED

Curtis Jensen and Tammy Jensen, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Alice Forster Russell, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) and Seventeen (17), Block Eleven (11), Original Town of Red Cloud, Webster County, Nebraska

Grantors covenant, jointly and severally, with Grantee that Grantors:

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

Executed March 20, 2024.

Curtis Jensen  
Curtis Jensen

Tammy Jensen  
Tammy Jensen

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF WEBSTER    )

The foregoing instrument was acknowledged before me on March 20, 2024 by Curtis Jensen and Tammy Jensen, husband and wife.

GENERAL NOTARY - State of Nebraska  
TERESA L. THEOBALD  
My Comm. Exp. August 27, 2025

Teresa L. Theobald  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2024	421	3/20/2024	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000106200	40	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10005		011	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
2,735	98,745	101,480		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
<b>Multiple Improvements:</b>	Multiple Improvements. :	Multiple Improvements. :
<b>Construction Date:</b>	Construction Date : <b>1881</b>	Construction Date :
<b>Floor:</b>	Floor Sq. Ft. : <b>1,917</b>	Floor Sq. Ft. :
<b>Building Cost New:</b>	Cost : <b>188,930</b>	Cost :
<b>Single Family Style: 104</b>	<b>Residential Condition: 30</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:                      Other1:                      Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	<b>Commercial Construction Class:</b>
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input checked="" type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality: 30</b>	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b> <b>Condition:</b>
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low                      (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average                      (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average                      (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High                      (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
WD	
<b>Comments from</b>	<b>Comments:</b>
000106200	
(Continue on back)	

Real Estate Transfer Statement

41

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 1-25 are accurately completed.

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 12 Day 15 Yr. 2023
4 Date of Deed Mo. 02 Day 23 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print) Gary D and Laura Rasser, and Lonny Rasser
6 Grantee's Name, Address, and Telephone (Please Print) RBF, LLC
Street or Other Mailing Address 1492 HWY 136 7200 Olive Creek Road
City Red Cloud State NE Zip Code 68970 City Firth State NE Zip Code 68358
Phone Number (402) 746-3374 (402) 746-4451
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 N/A

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

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

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

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

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

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

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

18 Address of Property Rural Webster County, Nebraska
19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)
18a No address assigned 18b Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction 100+-

Table with 2 columns: Item Number, Amount. Row 22: Total purchase price, including any liabilities assumed \$ 156,400.00. Row 23: Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) \$ 0.00. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 156,400.00.

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

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 (402) 746-3613
Print or Type Name of Grantee or Authorized Representative Phone Number
Signature of Grantee or Authorized Representative Attorney Title Date
April 1, 2024

Register of Deed's Use Only For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 1 Yr. 24
27 Value of Stamp or Exempt Number \$ 353.25
28 Recording Data BK 2024, Pg 465

**WEST TRACT:** A tract of land in the NW¼ of Section (4) Township One (1) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section Four (4); thence West in the Section Line a distance of 660.00; thence S08°00'00"E a distance of 612 feet; thence S60°00'00"E more or less to a point on the railroad right-of-way line 150 feet West of the East line of said NW¼; thence East in the North railroad right-of-way line 150 feet to the Quarter-Section line; thence North in the Quarter-Section line to the POB; EXCEPT highway right-of-way; AND

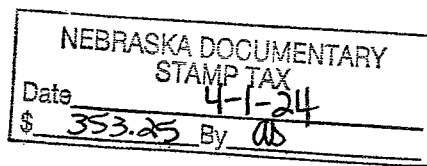
**GRASS:** All that part of the Northeast Quarter (NE¼) of Section Four (4), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, lying NORTH of the railroad right of way; EXCEPT tract conveyed to the State of Nebraska for highway by deed recorded in Book 29, page 474; AND

**STARKE LAND:** Part of the North Half of the Northwest Quarter (N½NW¼) lying North and West of the railroad right-of-way, and West of the "pasture fence", in Section Three (3), Township One (1) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, described approximately as follows: Commencing at the Northwest corner of said Section 3; thence East in the Section line a distance of 355 feet; thence South a distance of 117 feet to the corner of the pasture fence; thence S33°W along the fence line a distance of 292 feet; thence S7°E along the fence line a distance of 311 feet; thence S4°W along the fence line a distance of 329 feet; thence S50°W along the fence line a distance of 60 feet; thence S3°E along the fence line a distance of 291 feet to the North line of the railroad right-of-way; thence Westerly along the railroad right-of-way a distance of 173 feet, more or less, to the West line of said Section 3; thence North along the West section line a distance of 1325 feet to the point of commencing; EXCEPT the highway right-of-way.

State of Nebraska } ss.  
County of Webster }

BOOK 2024 PAGE 465

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 1 day  
of April A.D., 20 24, at 12:03  
o'clock P.M. Recorded in Book 2024  
on Page 465-466  
Abbey Havig County Clerk  
16.00 Deputy  
Ind      Comp      Assessor      Carded     



## JOINT TENANCY WARRANTY DEED

Lonny D. Rasser, also known as Lonnie Rasser, a single person; and Gary D. Rasser and Laura L. Rasser, husband and wife, GRANTORS, in consideration of ONE HUNDRED FIFTY-SIX THOUSAND FOUR HUNDRED AND NO/100 DOLLARS, (\$156,400.00), convey to RBF, LLC, a Nebraska limited liability company, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

**WEST TRACT:** A tract of land in the NW $\frac{1}{4}$  of Section (4) Township One (1) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section Four (4); thence West in the Section Line a distance of 660.00; thence S08°00'00"E a distance of 612 feet; thence S60°00'00"E more or less to a point on the railroad right-of-way line 150 feet West of the East line of said NW $\frac{1}{4}$ ; thence East in the North railroad right-of-way line 150 feet to the Quarter-Section line; thence North in the Quarter-Section line to the POB; EXCEPT highway right-of-way; AND

**GRASS:** All that part of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Four (4), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, lying NORTH of the railroad right of way; EXCEPT tract conveyed to the State of Nebraska for highway by deed recorded in Book 29, page 474; AND

**STARKE LAND:** Part of the North Half of the Northwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$ ) lying North and West of the railroad right-of-way, and West of the "pasture fence", in Section Three (3), Township One (1) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, described approximately as follows: Commencing at the Northwest corner of said Section 3; thence East in the Section line a distance of 355 feet; thence South a distance of 117 feet to the corner of the pasture fence; thence S33°W along the fence line a distance of 292 feet; thence

S7°E along the fence line a distance of 311 feet; thence S4°W along the fence line a distance of 329 feet; thence S50°W along the fence line a distance of 60 feet; thence S3°E along the fence line a distance of 291 feet to the North line of the railroad right-of-way; thence Westerly along the railroad right-of-way a distance of 173 feet, more or less, to the West line of said Section 3; thence North along the West section line a distance of 1325 feet to the point of commencing; EXCEPT the highway right-of-way.

GRANTORS covenant with the GRANTEES that GRANTORS: (1) are lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record; (2) have legal power and lawful authority to convey the same; (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed February 23, 2024.

*Lonny D. Rasser*

Lonny D. Rasser

*Gary D. Rasser*

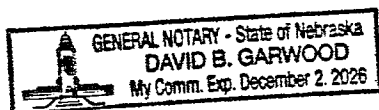
Gary D. Rasser

*Laura L. Rasser*

Laura L. Rasser

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on February 23, 2024, by Lonny D. Rasser, a single person, and by Gary D. Rasser and Laura L. Rasser, husband and wife.



Comm. expires 12-2-2026

*David B. Garwood*  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	465	12/15/2023	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001401601		41		4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						0000	1	10	3	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,324,045		6,715		1,330,760		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type: OTHER IRRIGATION						A) 2	B) 05	C) 5	D) 3	E) 0	F) 7			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		41.960		65,035				
1A						1G								
2A1						2G1		13.390		19,415				
2A						2G								
3A1						3G1								
3A						3G								
4A1		6.820		25,950		4G1								
4A		2.860		2,390		4G								
DRYLAND 1D1		0.030		85		Shelterbelt/Timber								
1D		0.010		30		Accretion								
2D1						Waste								
2D						Other								
3D1						<b>AG LAND TOTAL</b>		69.430		124,905				
3D						Roads								
4D1		0.520		1,435		Farm Sites		1.000		13,840				
4D		3.840		10,565		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings				6,715		<b>Non-AG TOTAL</b>		1.000		13,840				

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
JTWD; TRANSFER BETWEEN AUNT OR UNCLE TO NIECE OR NEPHEW	
<b>Comments from</b>	<b>Comments:</b>
001401601 001401700 001401801 001401900	
(Continue on back)	

# Real Estate Transfer Statement

42

**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 1-25 are accurately completed.

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 04 Day 02 Yr. 2024		Mo. 12 Day 08 Yr. 2023	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Freedom Mortgage Corporation				Grantee's Name (Buyer) Secretary of Housing and Urban Development			
Street or Other Mailing Address 951 Yamato Road				Street or Other Mailing Address c/o ISN Corporation, 2000 N Classen Blvd., Suite 3200			
City Boca Raton		State FL	Zip Code 33431	City Oklahoma City		State OK	Zip Code 73106
Phone Number (855) 690-5900		Phone Number (888) 619-7835		Is the grantee a 501(c)(3) organization? if Yes, is the grantee a 509(a) foundation?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address postsale@freedommortgage.com				Email Address mcm-info@isncorp.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)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mobile Home
	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt

8 Type of Deed

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> 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

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> 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.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
 \$135,000

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

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

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

18 Address of Property  
 641 W 6th Ave, Red Cloud, NE 68970

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
 Secretary of Housing and Urban Development  
 c/o ISN Corporation, 2000 N Classen Blvd., Suite 3200  
 Oklahoma City, OK 73106

18a  No address assigned    18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
 The South Half (S1/2) of Lot Twenty-one (21) and all of Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Two (2), Radcliff's Addition to Red Cloud, Webster County, Nebraska, according to the recorded plat thereof.

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

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 2.

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.

<b>sign here</b>	Print or Type Name of Grantee or Authorized Representative Shelly Casares	Attorney for Freedom Mortgage Corporation	(801) 355-2886 Phone Number	
	Signature of Grantee or Authorized Representative <i>Shelly Casares</i>	Title	04/02/2024 Date	

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>4</u> Day <u>2</u> Yr. <u>24</u>	27 Value of Stamp or Exempt Number \$ Exempt # <u>2</u>	28 Recording Data BK2024 Pg 475	

Grantee—Retain a copy of this document



Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 04/02/24  
\$ Ex002 By AS

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 02 day of April A.D., 2024, at 12:59 o'clock PM. Recorded in Book 2024 on Pages 475-477



County Clerk

Fee: \$22.00 By: AS Deputy  
Electronically Recorded

After recording return to:  
Halliday, Watkins & Mann, P.C.  
376 East 400 South, Suite 300  
Salt Lake City, UT 84111  
Phone: 801-355-2886

**HWM FILE # NE21089**  
**TAX # 000149000**  
**Page 1 of 2**

EXEMPT FROM THE DOCUMENTARY STAMP TAX PURSUANT TO NEB. REV. STAT. § 76-902(2)

**SPECIAL WARRANTY DEED**

**Freedom Mortgage Corporation** having an address of **951 Yamato Road, Boca Raton, FL 33431**, as **GRANTOR**, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to **Secretary of Housing and Urban Development, their successors and assigns, hereinafter referred to as GRANTEE**, whose address is **HUDs MCM, ISN Western Operation Center, Attn: Mortgage Compliance Manager, 2000 N Classen Blvd. #3200, Oklahoma City, OK 73106**, **GRANTEE** for Ten Dollars (\$10.00) and other good and valuable consideration, the following real property situated in Webster County, State of Nebraska, and more particularly described as follows:

See attached Exhibit "A"

Grantee, by acceptance of this deed, acknowledges that Grantor, or its predecessor in interest, acquired title to the property through a foreclosure, deed-in-lieu of foreclosure, or other means of enforcement of a lien in favor of Grantor, or its predecessor in interest. Grantor, while in title, has not been in actual physical possession of the property, and therefore, the property is being sold to Grantee, and Grantee, by acceptance of this deed, accepts the property AS IS, WHERE IS, without recourse to Grantor, and with no representations or warranties of any kind or nature being made by Grantor as to the condition, fitness, or status of the property, except as to the special warranties of title specifically set forth herein.

*Remainder of page intentionally left blank*

**SPECIAL WARRANTY DEED**

Address: 641 W 6th Ave, Red Cloud, NE 68970

HWM File # NE21089

Page 2 of 2

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand to be affixed by its duly authorized signor this 8<sup>th</sup> day of December, 2023.

Freedom Mortgage Corporation

By: Angela D. Roberts  
Name: Angela D. Roberts  
Title: Fel Specialist II

State of: Indiana

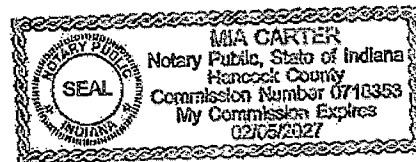
County of: Hamilton

On 12-8-2023 before me, Mia Carter a Notary Public, personally appeared Angela D. Roberts, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same in his/her authorized capacity as the Fel specialist II of Freedom Mortgage Corporation, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

Witness my hand and official seal

Mia Carter  
NOTARY PUBLIC



My Commission Expires: 02-05-2027

**Exhibit "A"**

**The South Half (S1/2) of Lot Twenty-one (21) and all of Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Two (2), Radcliff's Addition to Red Cloud, Webster County, Nebraska, according to the recorded plat thereof.**

**More Correctly Described As:**

**The South Half (S1/2) of Lot Twenty-one (21) and all of Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Two (2), Radcliff's Addition to Red Cloud, Webster County, Nebraska, according to the recorded plat thereof**

**TAX # 000149000**

**Commonly known as: 641 W 6th Ave, Red Cloud, NE 68970**

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	475	4/2/2024	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000149000		42		4 04		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10045		002	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,915		96,365		98,280		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
<b>Multiple Improvements:</b>	Multiple Improvements :	Multiple Improvements :
<b>Construction Date:</b>	Construction Date : 1872	Construction Date :
<b>Floor:</b>	Floor Sq. Ft. : 1,428	Floor Sq. Ft. :
<b>Building Cost New:</b>	Cost : 200,000	Cost :
<b>Single Family Style: 101</b>	<b>Residential Condition: 30</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:                      Other1:                      Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	<b>Commercial Construction Class:</b>
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality: 30</b>	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b> <b>Condition:</b>
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low                      (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average                      (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average                      (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High                      (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
--	--

<b>Assessor Comments and Reason for Adjustment:</b>	
SPECIAL WD; FORECLOSURE	

<b>Comments from</b>	<b>Comments:</b>
000149000	

(Continue on back)

# Real Estate Transfer Statement

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

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name <b>WEBSTER - 91</b>	2 County Number <b>91</b>	3 Date of Sale/Transfer Mo. <b>4</b> Day <b>1</b> Yr. <b>2024</b>	4 Date of Deed Mo. <b>3</b> Day <b>25</b> Yr. <b>2024</b>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Laura L. Roybal</b> Street or Other Mailing Address <b>610 Shannon Rd</b> City <b>Papillion</b> State <b>NE</b> Zip Code <b>68046</b> Phone Number <b>402-298-3870</b> Email Address <b>n/a</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Donald A. Mullen and Tami L. Mullen</b> Street or Other Mailing Address <b>541 N Walnut Street</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>719-600-8543</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>n/a</b>	

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)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> 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

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
<input type="checkbox"/> 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.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
**\$75,000**

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

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

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

18 Address of Property  
**821 N Franklin St  
 Red Cloud, NE 68970**

18a  No address assigned 18b  Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Grantees**

20 Legal Description (Attach additional pages, if needed.)  
**Annex Lot 8 to the City of Red Cloud, also described as beginning at a point 40 feet North and 40 feet West of the Northwest corner of Block 1, Radcliff's Addition to Red Cloud, thence West 760 feet, thence North 380 feet, thence East 760 feet, thence South 380 feet to the point of beginning, located in Webster County, Nebraska**

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

22 Total purchase price, including any liabilities assumed .....	22	\$	75,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	75,000.00

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

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.

**Donald A. Mullen**  
 Print or Type Name of Grantee or Authorized Representative  
 Signature of Grantee or Authorized Representative: *Donald A. Mullen*  
 Title: **Grantee**  
 Date: **4/1/2024**  
 Phone Number: **719-600-8543**

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <b>4</b> Day <b>3</b> Yr. <b>24</b>	27 Value of Stamp or Exempt Number \$ <b>168.75</b>	28 Recording Data <b>BK2024, Pg 480</b>	

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

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 3 day of April A.D., 2024, at 8:16 o'clock A.M. Recorded in Book 2024 on Page 480  
Abbey Hainig County Clerk  
10.00 OAD Deputy  
 Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
 STAMP TAX  
 Date 4-3-24  
 \$ 168.75 By OAD

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

JOINT TENANCY WARRANTY DEED

Laura L. Roybal, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Donald A. Mullen and Tami L. Mullen, husband and wife, conveys to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

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

Grantor covenants, jointly and severally, if more than one, with Grantees 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 3/25, 2024.

Laura L. Roybal  
 Laura L. Roybal

STATE OF NEBRASKA )  
 ) ss.  
 COUNTY OF Sarpy )

The foregoing instrument was acknowledged before me on March 25, 2024 by Laura L. Roybal, a single person.

GENERAL NOTARY - State of Nebraska  
 OLIVIA J. AUSTIN  
 My Comm. Exp. May 4, 2027

Olivia J. Austin  
 Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	480	4/1/2024	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000161200		43		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371				00	0	10090		000	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
16,900		93,355		110,255		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 6					

		Residential	Commercial
<b>Multiple Improvements:</b>		Multiple Improvements. :	Multiple Improvements. :
<b>Construction Date:</b>		Construction Date : 1880	Construction Date :
<b>Floor:</b>		Floor Sq. Ft. : 2,392	Floor Sq. Ft. :
<b>Building Cost New:</b>		Cost : 278,455	Cost :
<b>Single Family Style: 102</b>		<b>Residential Condition: 20</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:	Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	<b>Commercial Construction Class:</b>	
(102) <input checked="" type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality: 40</b>	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b>	<b>Condition:</b>
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
JTWD	
<b>Comments from</b>	<b>Comments:</b>
000161200	
(Continue on back)	

63300

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

# Real Estate Transfer Statement

44

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 1-25 are accurately completed.

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 03 Day 12 Yr. 2024	4 Date of Deed Mo. 03 Day 12 Yr. 2024
---------------	---------------------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Carla Kohmetscher, et al Street or Other Mailing Address 2077 Road 2400 City Lawrence State NE Zip Code 68957 Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Gary Faimon and Lisa M. Nissen Street or Other Mailing Address 2077 Road 2400 City Lawrence State NE Zip Code 68957 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	
---	--	---	--

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input checked="" type="checkbox"/> Quit Claim	<input type="checkbox"/> 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

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input checked="" type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
		<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> 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.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input checked="" type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
\$ 138,106

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  
 Gary Faimon  
 2077 Road 2400  
 Lawrence, NE 68957

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

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

22 Total purchase price, including any liabilities assumed	\$	0
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	0.00

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

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

John V Hodge (402) 225-2341  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
 Attorney for Grantee  
 Signature of Grantee or Authorized Representative Title Date 3/15/24

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 3 Yr. 24	27 Value of Stamp or Exempt Number \$ 312.75	28 Recording Data BK2024, Pg 504



LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTH ONE-HALF OF THE NORTHEAST QUARTER (N.1/2-NE ¼) OF SECTION TWENTY-SIX (26), TOWNSHIP FOUR (4) NORTH, RANGE NINE (9) WEST, OF THE 6<sup>TH</sup> P.M., WEBSTER COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION TWENTY-SIX (26), THENCE S00°26'26"W (ASSUMED BEARING) ON THE EAST LINE OF SAID NORTH ONE-HALF OF THE NORTHEAST QUARTER (N.1/2-NE ¼) A DISTANCE OF 380.00 FEET TO THE POINT OF BEGINNING; THENCE S00°26'26"W CONTINUING ON SAID EAST LINE A DISTANCE OF 933.86 FEET TO THE SOUTHEAST CORNER OF SAID NORTH ONE-HALF OF THE NORTHEAST QUARTER (N.1/2-NE ¼); THENCE S89°52'30"W ON THE SOUTH LINE OF SAID NORTH ONE-HALF OF THE NORTHEAST QUARTER (N.1/2-NE ¼) A DISTANCE OF 391.00; THENCE N07°26'18"W A DISTANCE OF 491.31 FEET; THENCE N12°06'52"E A DISTANCE OF 328.22 FEET; THENCE S83°12'37"E A DISTANCE OF 68.11 FEET; THENCE N00°32'44"E A DISTANCE OF 133.70 FEET; THENCE N89°49'52"E PARALLEL WITH THE NORTH LINE OF SAID NORTH ONE-HALF OF THE NORTHEAST QUARTER (N.1/2-NE ¼) A DISTANCE OF 324.00 FEET TO THE POINT OF BEGINNING; CONTAINING 8.81 ACRES MORE OR LESS, OF WHICH 0.71 ACRES IS CURRENTLY BEING OCCUPIED AS PUBLIC ROAD RIGHT OF WAY.

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 3<sup>rd</sup> day of April A.D., 2024, at 11:11 o'clock A.M. Recorded in Book 224 on Page 504-505  
Albey Harg County Clerk  
\$110.00 Deputy  
ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 4-3-2024  
\$ 312.75 By ALH

Return to: John V. Hodge, Attorney, 155 S Main St/PO Box 385 Nelson, NE 68961

# QUIT CLAIM DEED

CARLA KOHMETSCHER and TIMOTHY KOHMETSCHER, A/K/A TIM KOHMETSCHER, Wife and Husband, and CAROLYN KOHMETSCHER and KEITH KOHMETSCHER, Wife and Husband, and GARY FAIMON, a single individual, GRANTORS, in consideration of One Dollar and other valuable consideration, quit claims to GRANTEE, **GARY FAIMON**, an unmarried individual, and **LISA M. NISSEN**, an unmarried individual, the following described real estate, (as defined in Neb. Rev. Stat. § 76-201):

A TRACT OF LAND LOCATED IN THE NORTH ONE-HALF OF THE NORTHEAST QUARTER (N½NE¼) OF SECTION TWENTY-SIX (26), TOWNSHIP FOUR (4) NORTH, RANGE NINE (9) WEST, OF THE 6<sup>TH</sup> P.M., WEBSTER COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION TWENTY-SIX (26), THENCE S00°26'26"W (ASSUMED BEARING) ON THE EAST LINE OF SAID NORTH ONE-HALF OF THE NORTHEAST QUARTER (N.1/2-NE ¼) A DISTANCE OF 380.00 FEET TO THE POINT OF BEGINNING; THENCE S00°26'26"W CONTINUING ON SAID EAST LINE A DISTANCE OF 933.86 FEET TO THE SOUTHEAST CORNER OF SAID NORTH ONE-HALF OF THE NORTHEAST QUARTER (N.1/2-NE ¼); THENCE S89°52'30"W ON THE SOUTH LINE OF SAID NORTH ONE-HALF OF THE NORTHEAST QUARTER (N.1/2-NE ¼) A DISTANCE OF 391.00; THENCE N07°26'18"W A DISTANCE OF 491.31 FEET; THENCE N12°06'52"E A DISTANCE OF 328.22 FEET; THENCE S83°12'37"E A DISTANCE OF 68.11 FEET; THENCE N00°32'44"E A DISTANCE OF 133.70 FEET; THENCE N89°49'52"E PARALLEL WITH THE NORTH LINE OF SAID NORTH ONE-HALF OF THE NORTHEAST QUARTER (N.1/2-NE ¼) A DISTANCE OF 324.00 FEET TO THE POINT OF BEGINNING; CONTAINING 8.81 ACRES MORE OR LESS, OF WHICH 0.71 ACRES IS CURRENTLY BEING OCCUPIED AS PUBLIC ROAD RIGHT OF WAY.

Executed: March 12, 2024

Carla Kohmetscher  
Carla Kohmetscher

Timothy Kohmetscher  
Timothy Kohmetscher  
EXHIBIT 3 BEH-16  
NOT RECORDED

Carolyn Kohmetscher  
Carolyn Kohmetscher

Keith Kohmetscher  
Keith Kohmetscher

Gary Faimon  
Gary Faimon

STATE OF NEBRASKA )  
) ss.  
COUNTY OF Webster )

The foregoing Quitclaim Deed was acknowledged before me on this 12<sup>th</sup> day of March 2024 by Carla Kohmetscher

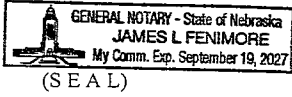
GENERAL NOTARY - State of Nebraska  
JAMES L. FENIMORE  
My Comm. Exp. September 19, 2027

(S E A L)

James L. Fenimore  
Notary Public Signature

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF Nebraska )

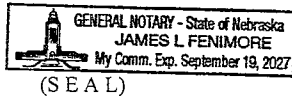
The foregoing Quitclaim Deed was acknowledged before me on this 12<sup>TH</sup> day of March 2024 by Timothy Kohmetscher



James L. Fenimore  
Notary Public

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF Nebraska )

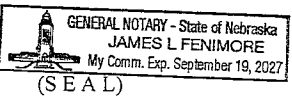
The foregoing Quitclaim Deed was acknowledged before me on this 12<sup>TH</sup> day of March 2024 by Carolyn Kohmetscher



James L. Fenimore  
Notary Public Signature

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF Nebraska )

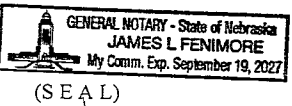
The foregoing Quitclaim Deed was acknowledged before me on this 12<sup>TH</sup> day of March 2024 by Keith Kohmetscher



James L. Fenimore  
Notary Public

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF Nebraska )

The foregoing Quitclaim Deed was acknowledged before me on this 12<sup>TH</sup> day of March 2024 by Gary Faimon.



James L. Fenimore  
Notary Public

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2024	504	3/12/2024	Base: 65-0005		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001312100	44	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4135	4	9	26	1	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
51,630	99,000	150,630		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								
1A				1G								
2A1				2G1	0.710		1,030					
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				<b>AG LAND TOTAL</b>	0.710		1,030					
3D				Roads	0.960							
4D1				Farm Sites	3.000		25,600					
4D				Home Sites	1.000		25,000					
				Recreation								
Dwellings			30,890	Other								
Outbuildings			68,110	<b>Non-AG TOTAL</b>	4.960		50,600					

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
QCD; SALE BETWEEN BROTHER & SISTERS	
<b>Comments from</b>	<b>Comments:</b>
001312100	

(Continue on back)

# Real Estate Transfer Statement 45

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

FORM  
**521**

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name <b>Webster</b>	2 County Number <b>91</b>	3 Date of Sale/Transfer Mo. <b>03</b> Day <b>29</b> Yr. <b>2024</b>	4 Date of Deed Mo. <b>03</b> Day <b>27</b> Yr. <b>2024</b>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Randy Goos and Lisa Goos</b> Street or Other Mailing Address <b>787 Road 800</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Gottsch Feeding Corporation, a Nebraska Corporation</b> Street or Other Mailing Address <b>PO Box 1128</b> City <b>Hastings</b> State <b>NE</b> Zip Code <b>68902-</b>	
Phone Number <b>(402) 460-0881</b>		Phone Number <b>(402) 463-6215</b>	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address <b>NA</b>		Email Address <b>NA</b>	

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)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input checked="" type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sherriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> 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

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> 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.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
**\$205,000.00**

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 **Charter Title**  No

18 Address of Property  
**240 West "A" Street  
 Red Cloud, NE 68970**

19 Name and Address of Person to Whom Tax Statement Should be Sent  
**Gottsch Feeding Corporation, a Nebraska Corporation  
~~240 West "A" Street~~ **PO Box 1128**  
~~Red Cloud, NE 68970~~ **Hastings, NE 68902-1128****

18a  No address assigned      18b  Vacant Land

20 Legal Description  
**Lots 22, 23, and 24, Block 6, Garber's Addition to Red Cloud, Webster County, Nebraska.**

21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed	22	\$	205,000 00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	205,000 00

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

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.

**Gottsch Feeding Corporation, a Nebraska Corporation**  
 Print or Type Name of Grantee or Authorized Representative

(402) 463-6215  
Phone Number

**Jeremiah Reiken**  
 Signature of Grantee or Authorized Representative

**March 29, 2024**  
Date

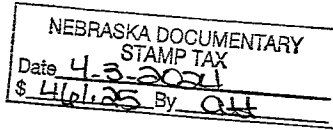
\_\_\_\_\_  
 Grantee or Authorized Representative  
 Title

Register of Deeds' Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <b>4</b> Day <b>3</b> Yr. <b>2024</b>	27 Value of Stamp or Exempt Number <b>\$ 461.25</b>	28 Recording Data <b>BK 2024, Pg 506</b>	

sign  
here

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 31<sup>st</sup> day of April, A.D., 2024, at 2:25 o'clock P. M. Recorded in Book 2024 on Page 506  
Adony Huang County Clerk  
\$10.00 Deputy  
Ind      Comp      Assessor      Carded     



AFTER RECORDING RETURN TO:  
CHARTER TITLE & ESCROW SERVICES, INC.  
747 N BURLINGTON AVE, STE G208  
HASTINGS, NE 68901  
402-463-6788

### WARRANTY DEED

Randy Goos and Lisa Goos, husband and wife, GRANTORS, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to GRANTEE

Gottsch Feeding Corporation, a Nebraska corporation,

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

**Lots 22, 23, and 24, Block 6, Garber's Addition to Red Cloud, Webster County, Nebraska.**

GRANTORS covenants with GRANTEE that GRANTORS:

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

Executed this 28<sup>th</sup> day of March, 2024.

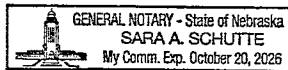
Randy Goos  
Randy Goos

Lisa Goos  
Lisa Goos

STATE OF Nebraska  
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of March, 2024 by Randy Goos and Lisa Goos, husband and wife.

Sara A. Schutte  
Notary Public Sara A. Schutte



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	506	3/29/2024	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000145600		45		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4491			00	0	10030		006	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,640		119,590		121,230		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 03	C) 2	D) 1	E) 6	F) 2			

	Residential	Commercial
<b>Multiple Improvements:</b>	Multiple. Improvements. :	Multiple. Improvements. :
<b>Construction Date:</b>	Construction Date :	Construction Date : 1992
<b>Floor:</b>	Floor Sq. Ft. :	Floor Sq. Ft. : 3,136
<b>Building Cost New:</b>	Cost :	Cost : 318,240
<b>Single Family Style:</b>	<b>Residential Condition:</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: 352 Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	<b>Commercial Construction Class: 4</b>
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input checked="" type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality:</b>	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank: 25 Condition: 30</b>
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input checked="" type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input checked="" type="checkbox"/> Above Average (30) <input checked="" type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
WD	
<b>Comments from</b>	<b>Comments:</b>
000145600	
(Continue on back)	

35410  
35470

# Real Estate Transfer Statement

46

• 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 1-25 are accurately completed.

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 4 Day 1 Yr. 2024	4 Date of Deed Mo. 3 Day 29 Yr. 2024
---------------	---------------------------------	---	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) VSL Red Cloud, LLC Street or Other Mailing Address 20220 Harney Street City Elkhorn State NE Zip Code 68022 Phone Number		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Webster County Community Hospital Foundation, Inc Street or Other Mailing Address 621 N Franklin Street City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-5600	
Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Email Address n/a		Email Address n/a	

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

(A) Status	(B) Property Type		(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> 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

<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition	<input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> 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.)

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child	<input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child	<input type="checkbox"/> Other _____
---	--	--	---	--------------------------------------

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

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

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

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

18 Address of Property  
636 N Locust  
Red Cloud, NE 68970

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
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	\$	1,00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	1,00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number Exempt #20

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.

Teresa Theobald (402) 746-2246

Print or Type Name of Grantee or Authorized Representative

*Teresa Theobald* Agent Phone Number 4/1/2024

Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 3 Yr. 24	27 Value of Stamp or Exempt Number \$ Exempt #20	28 Recording Data BL 2024, Pg 513

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



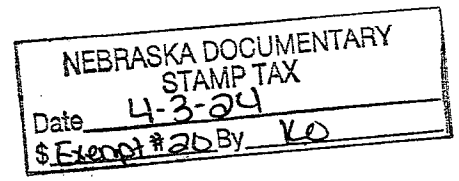
Lots One (1) through Twenty-One (21), inclusive, and entire alley, all in Block Three (3), Smith and Moore's Addition to the City of Red Cloud, and the West 40 feet of the North 234.32 feet of Annex Lot Twenty-four (24) to the City of Red Cloud, all in Webster County, Nebraska, according to the recorded plats thereof, more particularly described as follows:

Commencing at the Northwest corner of said Block Three (3); thence East along the South line of Seventh Avenue 300 feet to the Northeast corner of said Block Three (3); thence South at right angle along the East line of said Block Three (3) a distance of 65.68 feet; thence East at right angle 40 feet, thence South at right angle 234.32 feet; thence West at right angle 198 feet to the Southeast corner of Lot Twenty-four (24) of said Block Three (3); thence North at right angle 75 feet the Northeast corner of Lot Twenty-Two (22) of said Block Three (3); thence West at right angle along the North line of said Lot Twenty-Two (22) a distance of 142 feet; thence North at right angle along the East line of Locust Street a distance of 225 feet to the point of beginning, and

Lots Twenty-Two (22), Twenty-Three (23) and Twenty-Four (24), Block Flour (4), Smith & Moore's Addition to the City of Red Cloud, Webster County, Nebraska, according to the recorded plat thereof.

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 3 day of April A.D., 2024, at 3:43 o'clock P M. Recorded in Book 2024 on Page 513-514  
Aboey Harig County Clerk  
16.00 KO Deputy  
Ind Comp Assessor Carded



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

WARRANTY DEED

VSL Red Cloud, LLC, a Nebraska limited liability company, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Webster County Community Hospital Foundation, Inc., a Nebraska non-profit corporation, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1) through Twenty-One (21), inclusive, and entire alley, all in Block Three (3), Smith and Moore's Addition to the City of Red Cloud, and the West 40 feet of the North 234.32 feet of Annex Lot Twenty-four (24) to the City of Red Cloud, all in Webster County, Nebraska, according to the recorded plats thereof, more particularly described as follows:

Commencing at the Northwest corner of said Block Three (3); thence East along the South line of Seventh Avenue 300 feet to the Northeast corner of said Block Three (3); thence South at right angle along the East line of said Block Three (3) a distance of 65.68 feet; thence East at right angle 40 feet, thence South at right angle 234.32 feet; thence West at right angle 198 feet to the Southeast corner of Lot Twenty-four (24) of said Block Three (3); thence North at right angle 75 feet the Northeast corner of Lot Twenty-Two (22) of said Block Three (3); thence West at right angle along the North line of said Lot Twenty-Two (22) a distance of 142 feet; thence North at right angle along the East line of Locust Street a distance of 225 feet to the point of beginning, and

Lots Twenty-Two (22), Twenty-Three (23) and Twenty-Four (24), Block Flour (4), Smith & Moore's Addition to the City of Red Cloud, Webster County, Nebraska, according to the recorded plat thereof.

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.

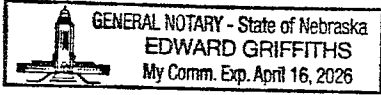
Executed March 29, 2024.

VSL Red Cloud, LLC, a Nebraska limited liability company

Brian Stuhr  
BY: Brian Stuhr, CFO

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF Douglas     )

The foregoing instrument was acknowledged before me on MARCH 29<sup>th</sup>, 2024 by Brian Stuhr, CFO, VSL Red Cloud, LLC, a Nebraska limited liability company.



Edward Griffiths  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2024	513	4/1/2024	Base: 91-0002		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000121800		46	4	12	GeoCde	TwN	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		003	0000	
Land		Improvements	Total		Date of Sale Property Classification Code								
11,330		695,170	706,500		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 11	C) 7	D) 1	E) 6	F) 4				

		Residential	Commercial
<b>Multiple Improvements:</b>		Multiple Improvements. :	Multiple Improvements. : 2
<b>Construction Date:</b>		Construction Date :	Construction Date : 2000
<b>Floor:</b>		Floor Sq. Ft. :	Floor Sq. Ft. : 728
<b>Building Cost New:</b>		Cost :	Cost : 47,225
<b>Single Family Style:</b>		<b>Residential Condition:</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home		(10) <input type="checkbox"/> Worn Out	Primary: 528 Other1: 313 Other2:
(101) <input type="checkbox"/> One Story		(20) <input type="checkbox"/> Badly Worn	<b>Commercial Construction Class: 3</b>
(102) <input type="checkbox"/> Two Story		(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story		(50) <input type="checkbox"/> Very Good	(3) <input checked="" type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level		(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other			(5) <input type="checkbox"/> Metal Frame and Walls
<b>Townhouse or Duplex Style:</b>		<b>Residential Quality:</b>	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story		(10) <input type="checkbox"/> Low	<b>Cost Rank: 20 Condition: 30</b>
(302) <input type="checkbox"/> Two Story		(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input type="checkbox"/> Average	(20) <input checked="" type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input checked="" type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story		(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex		(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
WD; NURSING HOME PURCHASE BY HOSPITAL	
<b>Comments from</b>	<b>Comments:</b>
000121800 000122500	
(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.

47

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>03</u> Day <u>21</u> Yr. <u>2024</u>		4 Date of Deed Mo. <u>03</u> Day <u>21</u> Yr. <u>2024</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Lois R. Minnick, n/k/a Lois Goosic</b> Street or Other Mailing Address <b>415 Main Ave.</b> City <b>Inavale</b> State <b>NE</b> Zip Code <b>68952</b> Phone Number <b>(402) 746-0747</b> Email Address <b>n/a</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>see attached addendum</b> Street or Other Mailing Address <b>415 Main Ave.</b> City <b>Inavale</b> State <b>NE</b> Zip Code <b>68952</b> Phone Number <b>(402) 746-0747</b> Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>n/a</b>			

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)
<input checked="" type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> 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

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
				<input type="checkbox"/> Satisfaction of Contract	<input checked="" type="checkbox"/> Other (Explain) <u>Into Rev Trust</u>	

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.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input checked="" type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
**\$805,056 see addendum**

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

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

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

18 Address of Property  
**Rural Webster County**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Lois Goosic  
 415 Main Ave.  
 Inavale, NE 68952**

18a  No address assigned    18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
 Lots One (1), Two (2), Three (3), and Four (4), and lots Five (5) and Six (6) in Block Five (5), in the Village of Inavale, Webster County, Nebraska, subject to easements and restrictions of record; and Block One (1), Original Town of Inavale, Webster County, Nebraska; and The Southwest Quarter (SW ¼) of Section Seven (7), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction 149.810

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

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

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.

**Michelle J. Oldham** (402) 462-0300  
 Print or Type Name of Grantee or Authorized Representative Phone Number

**Michelle J. Oldham** Attorney  
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>4</u> Day <u>5</u> Yr. <u>24</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #4</u>	28 Recording Data <u>BK2024 Pg 525</u>

sign  
 here

Addendum to Real Estate Transfer Statement, Form 521

**#6. Grantee's Name:**

Lois Goosic, f/k/a Lois R. Minnick, Trustee of the Lois Goosic Revocable Trust

**#14. Current Market value:**

**Value:**

Lots One (1), Two (2), Three (3), and Four (4), and lots Five (5) and Six (6) in Block Five (5), in the Village of Inavale, Webster County, Nebraska, subject to easements and restrictions of record \$ 64,040.00

Block One (1), Original Town of Inavale, Webster County, Nebraska \$ 1,090.00

The Southwest Quarter (SW ¼) of Section Seven (7), Township Three (3) North, Range Twelve (12) West of the 6<sup>th</sup> P.M., Webster County, Nebraska. 149.810 acres - \$547,545 / 74% = \$ 739,925.68

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Total = \$ 805,055.68



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	525	3/21/2024	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000702600		47		4	05	GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4369			00	0	60005		001	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
589,130		63,430		652,560		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: INAVALE (INA)						A) 2	B) 01	C) 5	D) 3	E) 9	F) 3			

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

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
--	--

<b>Assessor Comments and Reason for Adjustment:</b>
WD; TRANSFER PROPERTY TO REVOCABLE TRUST

<b>Comments from</b>	<b>Comments:</b>
000702600 000703900 002406100	

(Continue on back)



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	525	3/21/2024	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000702600		47		4 05		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4369			00	0	60005		001	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
589,130		63,430		652,560		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 01	C) 5	D) 3	E) 9	F) 3			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	49.400		284,790		GRASSLAND	1G1	2.000		3,100				
	1A						1G	8.000		12,400				
	2A1						2G1	14.000		20,300				
	2A	4.200		23,290			2G							
	3A1	1.500		7,935			3G1	4.000		5,800				
	3A	6.000		31,740			3G							
	4A1	7.100		37,560			4G1							
	4A	7.700		40,730			4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	2.000		5,500		Accretion								
	2D1					Waste		3.000		1,500				
	2D	7.830		21,535		Other								
	3D1	5.000		13,750		<b>AG LAND TOTAL</b>		<b>144.810</b>		<b>573,400</b>				
	3D					Roads		4.000						
	4D1	9.040		24,860		Farm Sites		1.000		13,840				
	4D	14.040		38,610		Home Sites		1.580		1,890				
						Recreation								
	Dwellings			38,855		Other								
	Outbuildings			24,575		<b>Non-AG TOTAL</b>		<b>6.580</b>		<b>15,730</b>				

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
WD; TRANSFER PROPERTY TO REVOCABLE TRUST	
<b>Comments from</b>	<b>Comments:</b>
000702600 000703900 002406100	
(Continue on back)	

Real Estate Transfer Statement

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

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name, 2 County Number (WEBSTER - 91), 3 Date of Sale/Transfer (Mo. 04, Day 4, Yr. 2024), 4 Date of Deed (Mo. 04, Day 4, Yr. 2024)

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

Grantor's Name (Seller) Joe Zywiec, Grantee's Name (Buyer) Joe Zywiec and Justin Zywiec

Street or Other Mailing Address 606 NORTH LOCUST STREET

City Red Cloud, State NE, Zip Code 68970

Phone Number (402) 767-0324, Is the grantee a 501(c)(3) organization? 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, Single Family, Multi-Family, Commercial, IOLL. (B) Property Type: Mineral Interests, State Assessed, Exempt, Mobile Home.

8 Type of Deed: Conservator, Bill of Sale, Cemetery, Corrective, Death Certificate, 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... 10 Type of Transfer: Distribution, Foreclosure, Irrevocable Trust, Revocable Trust, Auction, Easement, Gift, Life Estate, Sale, Court Decree, Exchange, Grantor Trust, Partition, Satisfaction of Contract, Other (Explain) Create Joint Ten.

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

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

14 What is the current market value of the real property? \$37,000. 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

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

18 Address of Property 606 N Locust St, Red Cloud, NE 68970. 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.) Starting at the Northwest corner of Block Three (3), Richardson's Addition to Red Cloud, Nebraska, thence North One Hundred Forty feet (140') to the South line of Smith and Moore's Addition; thence East One Hundred Forty-two feet (142'); thence South One Hundred Forty feet (140'); thence West One Hundred Forty-two feet (142') to the place of beginning, located in Annex Lot Twenty-four (24), City of Red Cloud, Webster County, Nebraska.

Table with 2 columns: Question number and Amount. 22 Total purchase price, including any liabilities assumed \$ 0.00. 23 Was non-real property included in the purchase? \$ 0.00. 24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 0.00.

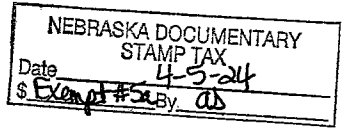
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a.

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 (402) 746-3613. Print or Type Name of Grantee or Authorized Representative. Signature of Grantee or Authorized Representative. Title Attorney. Date April, 2024.

Register of Deed's Use Only. 26 Date Deed Recorded Mo. 4 Day 5 Yr. 24. 27 Value of Stamp or Exempt Number \$ Exempt # 5a. 28 Recording Data BK 2024, Pg 528.

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 5 day of April A.D., 20 24, at 2:33 o'clock p.M. Recorded in Book 2024 on Page 528  
Abbey Harig County Clerk  
10-20-24 Deputy  
Ind      Comp      Assessor      Carded     



**JOINT TENANCY WARRANTY DEED**

Joe Zywiec, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and creation of joint tenancy, receipt of which is hereby acknowledged, convey to Joe Zywiec and Justin Zywiec, as joint tenants, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Starting at the Northwest corner of Block Three (3), Richardson's Addition to Red Cloud, Nebraska, thence North One Hundred Forty feet (140') to the South line of Smith and Moore's Addition; thence East One Hundred Forty-two feet (142'); thence South One Hundred Forty feet (140'); thence West One Hundred Forty-two feet (142') to the place of beginning, located in Annex Lot Twenty-four (24), City of Red Cloud, Webster County, Nebraska.

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

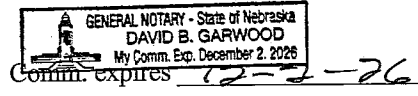
- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all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

Executed April 4, 2024.

Joe Zywiec  
Joe Zywiec

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on April 4, 2024, by Joe Zywiec, a single person.



David B. Garwood  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date		School District Code								
91	2024	528	4/4/2024		Base: 91-0002		Affiliated:		Unified:				
Location ID		Sale Number	Useability & Code #		Parcel Number								
000163100		48	4	05	GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4371			00	0	10090		000	0000
Land	Improvements		Total		Date of Sale Property Classification Code								
3,060	37,365		40,425		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							
<b>Multiple Improvements:</b>			Multiple Improvements :			Multiple Improvements :							
<b>Construction Date:</b>			Construction Date : 1880			Construction Date :							
<b>Floor:</b>			Floor Sq. Ft. : 1,784			Floor Sq. Ft. :							
<b>Building Cost New:</b>			Cost : 156,970			Cost :							
<b>Single Family Style: 101</b>			<b>Residential Condition: 20</b>			<b>Commercial Occupancy Code:</b>							
(100) <input type="checkbox"/> Mobile Home			(10) <input type="checkbox"/> Worn Out			Primary:                    Other1:                    Other2:							
(101) <input checked="" type="checkbox"/> One Story			(20) <input checked="" type="checkbox"/> Badly Worn			<b>Commercial Construction Class:</b>							
(102) <input type="checkbox"/> Two Story			(30) <input type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame							
(103) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame							
(104) <input type="checkbox"/> 1 1/2 Story			(50) <input type="checkbox"/> Very Good			(3) <input type="checkbox"/> Masonry Bearing Walls							
(111) <input type="checkbox"/> Bi-Level			(60) <input type="checkbox"/> Excellent			(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls							
(106) <input type="checkbox"/> Other						(5) <input type="checkbox"/> Metal Frame and Walls							
<b>Townhouse or Duplex Style:</b>			<b>Residential Quality: 30</b>			(6) <input type="checkbox"/> Pole Frame							
(301) <input type="checkbox"/> One Story			(10) <input type="checkbox"/> Low			<b>Cost Rank:</b>		<b>Condition:</b>					
(302) <input type="checkbox"/> Two Story			(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out					
(307) <input type="checkbox"/> 1 1/2 Story			(30) <input checked="" type="checkbox"/> Average			(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn					
(308) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average					
(309) <input type="checkbox"/> 2 1/2 Story			(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good					
(304) <input type="checkbox"/> One Story Duplex			(60) <input type="checkbox"/> Excellent					(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex								(60) <input type="checkbox"/> Excellent					
<b>Assessor's Adjustment to Sale Price (+ or -):</b>													
<b>Assessor Comments and Reason for Adjustment:</b>													
JTWD; SALE BETWEEN PARENT & CHILD													
<b>Comments from</b>					<b>Comments:</b>								
000163100													
(Continue on back)													

40000  
46190  
67310

NEBRASKA

Good Life. Great Service.  
DEPARTMENT OF REVENUE

# Real Estate Transfer Statement

49

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 1-25 are accurately completed.

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 04 Day 04 Yr. 2024		4 Date of Deed Mo. 04 Day 04 Yr. 2024	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lonnie Schriener Street or Other Mailing Address 1112 Road K City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4458 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Spare Time Property Management LLC Street or Other Mailing Address 1112 Road K City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4458 Email Address n/a			
				Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> 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

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input checked="" type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> 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.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input checked="" type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
\$60,000

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

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

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

18 Address of Property  
118 S Webster St  
Red Cloud, NE 68970

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

18a  No address assigned 18b  Vacant land

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

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

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5b

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 (402) 746-3613  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
 Signature of Grantee or Authorized Representative Attorney Title Date  
 4-5-24

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 5 Yr. 24	27 Value of Stamp or Exempt Number \$ Exempt # 5b	28 Recording Data BK 2024, Pg 529

A tract of land described as follows: A part of Annex Lot 17 and County Surveyors Lot 2, in Section One (1), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows: Beginning at the quarter stone on the West side of Annex Lot 17, adjoining Highway 281; Thence South 300 feet; thence East 271.4 feet; thence South 10 feet; thence East 568.2 feet; thence North 310 feet; thence West 396.6 feet; thence North 300 feet; thence West 443 feet to a point on the West line of Annex Lot 17, 124.4 feet South of the Northwest corner of Annex Lot 17; thence South 300 feet, more or less, to the place of beginning.

State of Nebraska } ss.  
County of Webster }

BOOK 2024 PAGE 529

Entered on the numerical index and filed for record in the Clerk's office of said county this 5 day of April A.D., 2024, at 3:29 o'clock P.M. Recorded in Book 2024 on Page 529  
Abbey Hanig County Clerk  
AD Deputy  
Ind    Comp    Assessor    Carded   

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 4-5-24  
\$ Exempt # 50 By AD

**WARRANTY DEED**

Lonnie Schriner, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to Spare Time Property Management, L.L.C., a Nebraska limited liability company, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land described as follows: A part of Annex Lot 17 and County Surveyors Lot 2, in Section One (1), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows: Beginning at the quarter stone on the West side of Annex Lot 17, adjoining Highway 281; Thence South 300 feet; thence East 271.4 feet; thence South 10 feet; thence East 568.2 feet; thence North 310 feet; thence West 396.6 feet; thence North 300 feet; thence West 443 feet to a point on the West line of Annex Lot 17, 124.4 feet South of the Northwest corner of Annex Lot 17; thence South 300 feet, more or less, to the place of beginning.

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

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

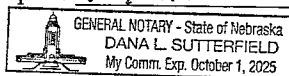
Executed April 4th, 2024.

Lonnie Schriner  
Lonnie Schriner

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on April 4th, 2024, by Lonnie Schriner, a single person.

Comm. expires 10/01/2025



Dana L. Sutterfield  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code											
91	2024	529	4/4/2024	Base: 91-0002		Affiliated:		Unified:							
Location ID		Sale Number		Useability & Code #		Parcel Number									
000162601		49		4 05		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4371				00	0	10090	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code									
19,295		74,580		93,875		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: RURAL (RUR)				A) 2		B) 05		C) 1		D) 1		E) 6		F) 6	
				Residential				Commercial							
<b>Multiple Improvements:</b>				Multiple Improvements. :				Multiple Improvements. :							
<b>Construction Date:</b>				Construction Date :				Construction Date :							
<b>Floor:</b>				Floor Sq. Ft. :				Floor Sq. Ft. :							
<b>Building Cost New:</b>				Cost :				Cost :							
<b>Single Family Style:</b>				<b>Residential Condition:</b>				<b>Commercial Occupancy Code:</b>							
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:            Other1:            Other2:							
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>							
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame							
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame							
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls							
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls							
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls							
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality:</b>				(6) <input type="checkbox"/> Pole Frame							
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>					
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out					
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn					
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average					
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good					
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent					
<b>Assessor's Adjustment to Sale Price (+ or -):</b>															
<b>Assessor Comments and Reason for Adjustment:</b>															
WD; TRANSFER PROPERTY TO LLC															
<b>Comments from</b>						<b>Comments:</b>									
000162601 000162600 001800600															
(Continue on back)															



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2024	529	4/4/2024	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000162601	49	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10090	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
19,295	74,580	93,875		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 1	D) 1	E) 6	F) 6			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	7.470	10,790						
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				<b>AG LAND TOTAL</b>	<b>7.470</b>	<b>10,790</b>						
3D				Roads								
4D1				Farm Sites								
4D				Home Sites	1.500	8,505						
				Recreation								
Dwellings			63,185	Other								
Outbuildings			11,395	<b>Non-AG TOTAL</b>	<b>1.500</b>	<b>8,505</b>						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b> 13,625
<b>Assessor Comments and Reason for Adjustment:</b>	
WD; TRANSFER PROPERTY TO LLC	
<b>Comments from</b>	<b>Comments:</b>
000162601 000162600 001800600	

(Continue on back)

# Real Estate Transfer Statement

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

50

FORM  
521

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name <b>Webster</b>	2 County Number <b>91</b>	3 Date of Sale/Transfer Mo. <b>04</b> Day <b>05</b> Yr. <b>2024</b>	4 Date of Deed Mo. <b>04</b> Day <b>04</b> Yr. <b>2024</b>
---------------------------------	------------------------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Roger L Bohrer and Lila J Bohrer</b>	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Zina Medina</b>
---	---

Street or Other Mailing Address <b>755 Road 1300</b>	Street or 341 West 10th Ave
---	-----------------------------

City <b>Red Cloud</b>	State <b>NE</b>	Zip Code <b>68970</b>	City <b>Red Cloud</b>	State <b>NE</b>	Zip Code <b>68970</b>
--------------------------	--------------------	--------------------------	--------------------------	--------------------	--------------------------

Phone Number <b>402-746-4354</b>	Phone Number 840-588-7024	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
-------------------------------------	------------------------------	---	---	---

Email Address <b>catherlandas@yahoo.com</b>	Email Address <b>zinishka@prontonmail.com</b>
--	--

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)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed	<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty	

9 Was transfer part of an IRS like-kind exchange (IRC § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No	10 Type of Transfer	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
	<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
	<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain) _____

11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	--

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

14 What is the current market value of the real property? <b>\$173,500.00</b>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.) <input checked="" type="checkbox"/> Yes Tri-City Title Services <input type="checkbox"/> No
---	---

18 Address of Property <b>341 West 10th Ave Red Cloud, NE 68970</b>	19 Name and Address of Person to Whom Tax Statement Should be Sent <b>Same as "Box 6"</b>
--	--

20 Legal Description (Attach additional pages, if needed.)  
**Lots Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Eighteen (18), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.**

21 If agricultural, list total number of acres _____	
22 Total purchase price, including any liabilities assumed	22 \$ 173,500 00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 \$ 173,500 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____	

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.

Hope Graves

Print or Type Name of Grantee or Authorized Representative

308-708-7744

Phone Number

sign here

Signature of Grantee or Authorized Representative

Authorized Rep Title

04/05/2024 Date

Register of Deeds' Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. <b>4</b> Day <b>5</b> Yr. <b>24</b>	27 Value of Stamp or Exempt Number \$ <b>391.50</b>	28 Recording Data <b>BK2024, Pg 530</b>
--	--	--

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 04/05/24  
\$ 391.50 By AS

**Bk 2024, Pg 530**

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 05 day of April A.D., 2024, at 04:05 o'clock PM. Recorded in Book 2024 on Pages 530-531

*Allyssa King*

County Clerk

Fee: \$16.00 By: AS Deputy  
Electronically Recorded

**AFTER RECORDING RETURN TO:**

Tri-City Title Services, L.L.C.  
412 E 25th Street Suite A  
Kearney, NE 68847  
K-11852-

**WARRANTY DEED**

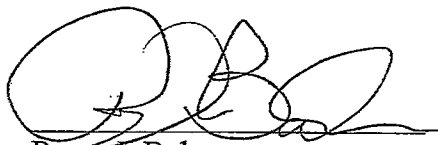
Roger L Bohrer and Lila J Bohrer, husband and wife, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, conveys to GRANTEE, Zina Medina, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

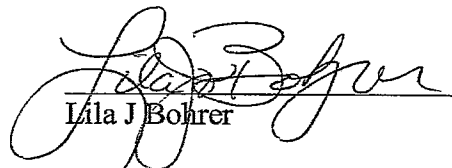
Lots Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Eighteen (18), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

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

1. is lawfully seized of such real estate and that it is free from encumbrances, EXCEPT subject to easements, reservations, 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.

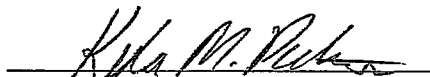
Executed: April 4, 2024.

  
Roger L Bohrer

  
Lila J Bohrer

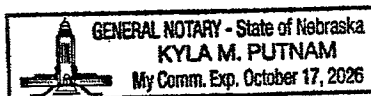
STATE OF Nebraska )  
                                  )  
COUNTY OF Webster )

The foregoing instrument was acknowledged before me this 4th day of  
April, 2024 by Roger L Bohrer and Lila J Bohrer, husband and wife.

  
Notary Public

My Commission Expires: October 17, 2026

File No. K-11852-



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2024	530	4/5/2024	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000131300	50	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		018	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
2,735	302,955	305,690		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						
<b>Multiple Improvements:</b>			Multiple Improvements. :			Multiple Improvements. :						
<b>Construction Date:</b>			Construction Date : 1900			Construction Date :						
<b>Floor:</b>			Floor Sq. Ft. : 2,264			Floor Sq. Ft. :						
<b>Building Cost New:</b>			Cost : 284,400			Cost :						
<b>Single Family Style: 101</b>			<b>Residential Condition: 35</b>			<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home			(10) <input type="checkbox"/> Worn Out			Primary:            Other1:            Other2:						
(101) <input checked="" type="checkbox"/> One Story			(20) <input type="checkbox"/> Badly Worn			<b>Commercial Construction Class:</b>						
(102) <input type="checkbox"/> Two Story			(30) <input checked="" type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level			(40) <input checked="" type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story			(50) <input type="checkbox"/> Very Good			(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level			(60) <input type="checkbox"/> Excellent			(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other						(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>			<b>Residential Quality: 40</b>			(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story			(10) <input type="checkbox"/> Low			<b>Cost Rank:</b>		<b>Condition:</b>				
(302) <input type="checkbox"/> Two Story			(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out					
(307) <input type="checkbox"/> 1 1/2 Story			(30) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn					
(308) <input type="checkbox"/> Split Level			(40) <input checked="" type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average					
(309) <input type="checkbox"/> 2 1/2 Story			(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good					
(304) <input type="checkbox"/> One Story Duplex			(60) <input type="checkbox"/> Excellent				(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex							(60) <input type="checkbox"/> Excellent					
<b>Assessor's Adjustment to Sale Price (+ or -):</b>												
<b>Assessor Comments and Reason for Adjustment:</b>												
WD												
<b>Comments from</b>					<b>Comments:</b>							
000131300												
(Continue on back)												

12290

51

# Real Estate Transfer Statement

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

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name <b>WEBSTER</b>		2 County Number Select County & County Number		3 Date of Sale/Transfer Mo. <b>4</b> Day <b>10</b> Yr. <b>24</b>		4 Date of Deed Mo. <b>03</b> Day <b>27</b> Yr. <b>2024</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>SHAE V. GIGER</b> Street or Other Mailing Address <b>907 N. KANSAS</b> City <b>SUPERIOR</b> State <b>NE.</b> Zip Code <b>68978</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>ADAM GIGER</b> Street or Other Mailing Address <b>650 NEBRASKA ST.</b> City <b>GUIDE ROCK</b> State <b>NE.</b> Zip Code <b>68942</b>			
Phone Number <b>402-469-2357</b>				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?			
Email Address <b>shaevtuma@gmail.com</b>				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

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

<b>(A) Status</b>		<b>(B) Property Type</b>				<b>(C)</b>
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home	
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt		
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational				

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input checked="" type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  
 Yes  No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input checked="" type="checkbox"/> Court Decree	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> 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.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input checked="" type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
**unknown**

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  
**650 NEBRASKA ST.  
GUIDE ROCK, NE 68978**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**ADAM GIGER  
650 NEBRASKA ST  
GUIDE ROCK, NE 68978**

18a  No address assigned 18b  Vacant land

20 Legal Description  
**The North 100' of Lot Eight (8), Block Four (4), Talbot's Addition to Guide Rock, Webster County, Nebraska**

21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed	22	\$	
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **5a**

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

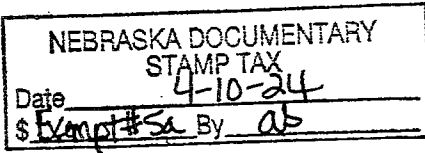
**sign here** Print or Type Name of Grantee or Authorized Representative **KYLE ALLEN** 785-282-6688  
Phone Number

Signature of Grantee or Authorized Representative *Kyle Allen* Attorney for Adam Giger 4-4-24  
Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <b>4</b> Day <b>10</b> Yr. <b>24</b>	27 Value of Stamp or Exempt Number \$ <b>Exempt # 5a</b>	28 Recording Data <b>BK2024, Pg 555</b>	

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 10 day of April A.D., 2024, at 10:44 o'clock AM. Recorded in Book 2024 on Page 555  
Abbey Henig County Clerk  
10.00 Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_



**QUIT CLAIM DEED**

SHAE V. GIGER, wife of grantee, GRANTOR, in consideration and pursuant to the Decree of Dissolution in Webster County District Court, Case No. CI 23-41, receipt of which is hereby acknowledged, quitclaims and conveys to ADAM GIGER, GRANTEE, the following described real estate (as defined in Neb. Rev. of Stat 76-201):

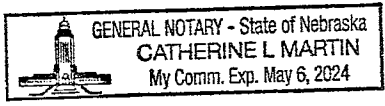
The North 100' of Lot Eight (8), Block Four (4), Talbot's Addition to Guide Rock, Webster County, Nebraska.

Executed March 27, 2024.

Shae V Giger  
SHAE V. GIGER

STATE OF NEBRASKA     )  
  )ss:  
COUNTY OF WEBSTER    )

The foregoing instrument was acknowledged before me on this 27<sup>th</sup> day of March, 2024 by SHAE V. GIGER. Wife of Grantee.



Catherine L. Martin  
NOTARY PUBLIC

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2024	555	4/10/2024	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000617200	51	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40020		004	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,790	24,125	25,915		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
<b>Multiple Improvements:</b>	Multiple Improvements. :	Multiple Improvements. :
<b>Construction Date:</b>	Construction Date : 1900	Construction Date :
<b>Floor:</b>	Floor Sq. Ft. : 1,646	Floor Sq. Ft. :
<b>Building Cost New:</b>	Cost : 161,320	Cost :
<b>Single Family Style: 101</b>	<b>Residential Condition: 20</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:                      Other1:                      Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	<b>Commercial Construction Class:</b>
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality: 30</b>	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b> <b>Condition:</b>
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low                      (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average                      (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average                      (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High                      (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

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

**Assessor Comments and Reason for Adjustment:**  
 QCD; DISSOLUTION

**Comments from**                      **Comments:**  
 000617200

(Continue on back)



# Real Estate Transfer Statement

52

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 1-25 are accurately completed.

1 County Name 2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 4 Day 10 Yr. 2024		4 Date of Deed Mo. 4 Day 5 Yr. 2024	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mardelle Grandstaff and Gerald Grandstaff Street or Other Mailing Address 1108 Normal St City Woodbine State IA Zip Code 51579			6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Zachary Gottsch Street or Other Mailing Address 1405 North 7th Avenue City Hastings State NE Zip Code 68901		
Phone Number (712) 587-0126		Phone Number (402) 460-0143		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address n/a		Email Address n/a		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational		<input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> 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

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input checked="" type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> 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.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
\$296,239

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 Ruhter Auction  No

18 Address of Property  
AG Land

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

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
The Northeast Quarter (NE1/4) of Section Four (4), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction 150.63+-.

22 Total purchase price, including any liabilities assumed	22	\$	296,239.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	296,239.00

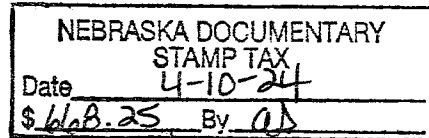
25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_.

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.

Zachary Gottsch (402) 460-0143  
Print or Type Name of Grantee or Authorized Representative Phone Number  
*Zachary Gottsch* Grantee 4/10/2024  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 10 Yr. 24	27 Value of Stamp or Exempt Number \$ 668.25	28 Recording Data BK2024, Pg 556

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 10 day of April A.D., 20 24, at 2:52 o'clock P. M. Recorded in Book 2024 on Page 556  
Abbey Hing County Clerk  
ID.00 AD Deputy  
 ind Comp Assessor Carded



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

WARRANTY DEED

Mardelle Grandstaff and Gerald Grandstaff, wife and husband, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Zachary L. Gottsch, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northeast Quarter (NE1/4) of Section Four (4), Township Three (3) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska

Grantors covenant, jointly and severally, with Grantee that Grantors:

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

Executed April 5, 2024.

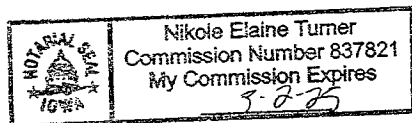
Mardelle Grandstaff  
 Mardelle Grandstaff

Gerald P. Grandstaff  
 Gerald Grandstaff

STATE OF Iowa )  
 ) ss.  
 COUNTY OF Harrison )

The foregoing instrument was acknowledged before me on 5th day of April, 2024 by Mardelle Grandstaff and Gerald Grandstaff, wife and husband.

Nikola Turner  
 Notary Public



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	556	4/10/2024	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002007100		52		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4245	3	11	4	1	00000	1	000	9275
Land		Improvements		Total		Date of Sale Property Classification Code								
329,160				329,160		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	16.420		25,450				
	1A						1G	33.900		52,545				
	2A1						2G1	4.440		6,440				
	2A						2G							
	3A1						3G1	6.410		9,295				
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	36.100		99,275		Shelterbelt/Timber								
	1D	7.540		20,735		Accretion								
	2D1					Waste								
	2D	10.630		29,235		Other								
	3D1	24.460		67,265		<b>AG LAND TOTAL</b>		146.780		329,160				
	3D					Roads		3.850						
	4D1	0.260		715		Farm Sites								
	4D	6.620		18,205		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					<b>Non-AG TOTAL</b>		3.850						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
WD	
<b>Comments from</b>	<b>Comments:</b>
002007100	

(Continue on back)

# Real Estate Transfer Statement

53

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 1-25 are accurately completed.

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. 4 Day 10 Yr. 2024		4 Date of Deed Mo. 4 Day 4 Yr. 2024	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) see attached				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Zachary Gottsch			
Street or Other Mailing Address				Street or Other Mailing Address 1405 North 7th Avenue			
City		State		City		State	
		Zip Code		Hastings		NE 68901	
Phone Number				Phone Number (402) 460-0143		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address n/a				Email Address n/a		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational		<input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input checked="" type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> 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

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input checked="" type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> 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.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
\$296,239

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 Ruhter Auction  No

18 Address of Property  
AG Land

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

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
The Northeast Quarter (NE1/4) of Section Four (4), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction 150.63+-

22 Total purchase price, including any liabilities assumed	\$ 296,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 296,000.00

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

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** Zachary Gottsch (402) 460-0143  
Print or Type Name of Grantee or Authorized Representative Phone Number

*Zachary Gottsch* Grantee 4/10/2024  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 10 Yr. 24	27 Value of Stamp or Exempt Number \$ 666. <sup>00</sup>	28 Recording Data BK2024, Pg 557	

Keneth Larrick, Trustee, Kenneth and Evelyn Larrick Trust  
14029 Driftwood Point  
Sun City, AZ 85351  
402-460-7131

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 10 day of April A.D., 20 24 at 2:54 o'clock PM. Recorded in Book 2024 on Page 557-558  
Abbey Hing County Clerk  
16.00 AD Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 4-10-24  
\$ 666.00 By AD

Return to:  
Southern Title, LLC  
2837 W Hwy 6 #205  
Hastings, NE 6801

**TRUSTEE'S DEED**

Kenneth Larrick, Trustee, Kenneth and Evelyn Larrick Trust, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, Zachary L. Gottsch, conveys to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. 76-201):

The Northeast Quarter (NE1/4) of Section Four (4), Township Three (3) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska

Subject to easements and restrictions of record

GRANTOR covenants 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 any acts of the GRANTOR.

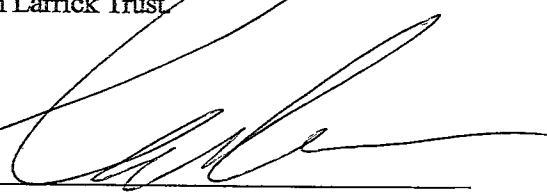
Executed 4-4-, 2024.

Kenneth Larrick  
Kenneth Larrick, Trustee

STATE OF Arizona )  
 )ss.  
COUNTY OF Maricopa )

The foregoing instrument was acknowledged before me on 04, April, 2024,  
by Kenneth Larrick, Trustee, Kenneth and Evelyn Larrick Trust.



  
\_\_\_\_\_  
Notary Public

My Commission Expires: 10/25/2025

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	557	4/10/2024	Base: 01-0123			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
002007100		53		4 13		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4245	3	11	4	1	00000	1	000	9275
Land		Improvements		Total		Date of Sale Property Classification Code								
329,160				329,160		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	16.420		25,450				
	1A						1G	33.900		52,545				
	2A1						2G1	4.440		6,440				
	2A						2G							
	3A1						3G1	6.410		9,295				
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	36.100		99,275		Shelterbelt/Timber								
	1D	7.540		20,735		Accretion								
	2D1					Waste								
	2D	10.630		29,235		Other								
	3D1	24.460		67,265		<b>AG LAND TOTAL</b>		146.780		329,160				
	3D					Roads		3.850						
	4D1	0.260		715		Farm Sites								
	4D	6.620		18,205		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					<b>Non-AG TOTAL</b>		3.850						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
TRUSTEE'S DEED; TOTAL SALE PRICE WAS ON PREVIOUS DEED, DIVIDED 3 WAYS	
<b>Comments from</b>	<b>Comments:</b>
002007100	

(Continue on back)



# Real Estate Transfer Statement

54

• 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 1-25 are accurately completed.

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 4 Day 10 Yr. 2024	4 Date of Deed Mo. 4 Day 4 Yr. 2024
---------------	---------------------------------	--	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Marilyn Duval Street or Other Mailing Address 4733 W Escuda Dr. City Glendale State AZ Zip Code 85308 Phone Number (623) 680-6404 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Zachary Gottsch Street or Other Mailing Address 1405 North 7th Avenue City Hastings State NE Zip Code 68901 Phone Number (402) 460-0143 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)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> 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

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> 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.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
\$296,239

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 Ruhter Auction  No

18 Address of Property  
AG Land

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

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
 The Northeast Quarter (NE1/4) of Section Four (4), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction 150.63+-

22 Total purchase price, including any liabilities assumed	22	\$	296,239.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	296,239.00

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

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.

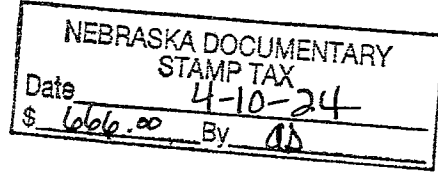
sign here

Zachary Gottsch (402) 460-0143  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
 Signature of Grantee or Authorized Representative Title Grantee Date  
 4/10/2024

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 10 Yr. 24	27 Value of Stamp or Exempt Number \$ 666.00	28 Recording Data BK 2024, Pg 559

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 10 day of April A.D. 2024, at 2:56 o'clock P.M. Recorded in Book 2024 on Page 559  
Abbey Haug County Clerk  
10.00 Deputy  
Ind Comp Assessor Carded



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

WARRANTY DEED

Marilyn Duval, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Zachary L. Gottsch, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northeast Quarter (NE1/4) of Section Four (4), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

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

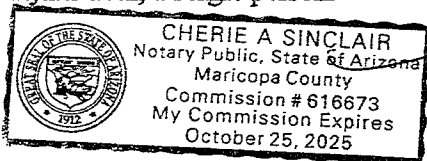
- (1) Is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed April 4, 2024.

Marilyn Duval  
Marilyn Duval

STATE OF Arizona )  
COUNTY OF Maricopa ) ss.

The foregoing instrument was acknowledged before me on 04 April, 2024 by Marilyn Duval, a single person.



Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	559	4/10/2024	Base: 01-0123			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
002007100		54		4	13	GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value						4245	3	11	4	1	00000	1	000	9275
Land		Improvements		Total		Date of Sale Property Classification Code								
329,160				329,160		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	16.420		25,450				
	1A						1G	33.900		52,545				
	2A1						2G1	4.440		6,440				
	2A						2G							
	3A1						3G1	6.410		9,295				
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	36.100		99,275		Shelterbelt/Timber								
	1D	7.540		20,735		Accretion								
	2D1					Waste								
	2D	10.630		29,235		Other								
	3D1	24.460		67,265		<b>AG LAND TOTAL</b>		146.780		329,160				
	3D					Roads		3.850						
	4D1	0.260		715		Farm Sites								
	4D	6.620		18,205		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					<b>Non-AG TOTAL</b>		3.850						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
WD; TOTAL SALE PRICE WAS ON PREVIOUS DEED, DIVIDED 3 WAYS	
<b>Comments from</b>	<b>Comments:</b>
002007100	

(Continue on back)

# Real Estate Transfer Statement 55

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 1-25 are accurately completed.

1 County Name	2 County Number <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <u>03</u> Day <u>15</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>03</u> Day <u>15</u> Yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>LaRae L. Schunk</b> Street or Other Mailing Address <b>P.O. Box 356</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>NA</b> Email Address <b>NA</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>See attached.</b> Street or Other Mailing Address City State Zip Code Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>NA</b>	

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)
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> State Assessed
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Exempt
	<input type="checkbox"/> Industrial	
	<input type="checkbox"/> Agricultural	
	<input type="checkbox"/> Recreational	
	<input type="checkbox"/> Mineral Interests-Nonproducing	
	<input type="checkbox"/> Mineral Interests-Producing	

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 Interest to LaRae Schunk**

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?  
**\$133,530**

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  
**1010 West Lancaster St.  
Blue Hill, NE 68930**

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

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
**All of Lots Seven (7), Eight (8), and Nine (9), Block Eight (8), Hoover's Addition to Blue Hill, Webster County, Nebraska.**

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

22 Total purchase price, including any liabilities assumed .....	22	\$	1.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	1.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **76-902(5)(a)**.

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.

**Matthew D. Baack** (402) 834-3300  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
 Attorney at Law 04/11/2024  
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>4</u> Day <u>11</u> Yr. <u>24</u>	27 Value of Stamp or Exempt Number \$ <b>Exempt # 5a</b>	28 Recording Data <b>BK 2024, Pg 561</b>

**Item 6: Grantee's Name, Address, & Telephone**

Name: Keri L. Schunk  
Mailing: P.O. Box 275  
City, State, Zip: Blue Hill, NE 68930

Name: Michael A. Schunk  
Mailing: 23030 Calvin Kourt  
City, State, Zip: Eagle, NE 68347

Name: Tara M. Kohmetscher  
Mailing: 851 Brockwell Dr.  
City, State, Zip: Dardenne Prairie, MO 63368

Name: Terry A. Schunk  
Mailing: P.O. Box 8  
City, State, Zip: Ayr, NE 68925

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX

Date: 04/11/24

\$ Ex05a By AS

Bk 2024, Pg 561

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 11 day of April A.D., 2024, at 02:20 o'clock PM. Recorded in Book 2024 on Pages 561-562



County Clerk

Fee: \$16.00 By: AS Deputy  
Electronically Recorded

Return to: Skalka, Baack, & Fiala Law Firm, PO Box 907, Hastings, NE 68902-0907

## WARRANTY DEED

LaRae L. Schunk, a single person, *Grantor*, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to Keri L. Schunk, a single person, Michael A. Schunk, a married person, Tara M. Kohmetscher, a married person, and Terry A. Schunk, a single person, *Grantees, subject to the Life Estate of Larae L. Schunk*, a single person, the following described real estate (as defined in NEB. REV. STAT. Section 76-201) in Webster County, Nebraska:

All of Lots Seven (7), Eight (8), and Nine (9), Block Eight (8), Hoover's Addition to Blue Hill, Webster County, Nebraska.

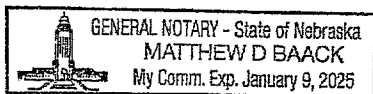
*Grantor* covenants with the *Grantee* that *Grantor* (1) is lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record; (2) has legal power and lawful authority to convey the same; and (3) warrants and will defend the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

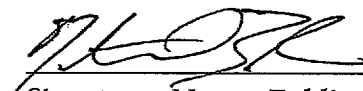
EXECUTED: March 15, 2024.

  
LaRae L. Schunk, *Grantor*

State of Nebraska     )  
  ) ss.  
County of Adams     )

The foregoing instrument was acknowledged before me on March 15, 2024, by **LaRae L. Schunk**, a single person, *Grantor*.



  
\_\_\_\_\_  
Signature - Notary Public

*Matthew D. Baack*  
\_\_\_\_\_  
Printed Name - Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	561	3/15/2024	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000335000		55		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133				00	0	20055		008	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
6,075		142,220		148,295		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						
<b>Multiple Improvements:</b>				Multiple Improvements. :				Multiple Improvements. :						
<b>Construction Date:</b>				Construction Date : 1980				Construction Date :						
<b>Floor:</b>				Floor Sq. Ft. : 1,248				Floor Sq. Ft. :						
<b>Building Cost New:</b>				Cost : 170,295				Cost :						
<b>Single Family Style: 101</b>				<b>Residential Condition: 30</b>				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:            Other1:            Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 30</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
WD; TRANSFER PROPERTY TO LIFE ESTATE														
<b>Comments from</b>						<b>Comments:</b>								
000335000														

(Continue on back)