Cnty No.	Во	ok Paş	e	Sa	le Date	School District Code											
91	20:	21 217	9	8/1	9/2021	Base:	91-0074 Affiliated: Unified:										
Location	ID	Sale Number		Useability	/ & Code #	. Nes person				Parcel l	Number						
0003150	000	216		1		GeoCde	Twr	Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel			
	Da	ite of Sale Asses	sed V	⁷ alue		4133			00	0	20010		006	0000			
Land		Improvemer	ıts	j	otal			Date of	Code								
	385	3,:	365		3,750	Status	P	roperty Ty	тре	Zoning	Location	ı Cit	y Size	Parcel Size			
Assessor Lo	cation:	BLUE HILL	(BH	i)		A) 1	B)	03		C) 3	D) 1	E)	6	F) 1			
e e e garage de la companya de la co					Residential						Comme	cial	Stiller				
	Mult	iple Improvemen	ts: M	Iultiple. Impro	vements.:			Multiple.	Impro	vements.:		<u> </u>					
		Construction Da	te: C	onstruction D	ate:			Construc			1900						
		Flo	or: F	loor Sq. Ft. :				Floor Sq.	Ft.:		350						
	1 12 Mark 1 14 Mark 1 12 M	Building Cost No	w: C	ost :				Cost:		59	9,040						
Single Family	y Style:		R	esidential (ondition:		198711	Comme	rcial (Occupan	cy Code:						
(100) □ Mc	bile Hom	е	(10) 🗆 W	orn Out			Primary			therl:	(Other2:				
(101) 🗆 On	e Story		(20) 🗆 B	adly Worn			Comme	rcial (Construc	tion Class:	3	1				
(102) 🗆 Tw	o Story		(30) 🗆 A	verage			(1) ☐ Fireproof Structural Steel Frame									
(103) □ Spl	it Level		(-	40) 🛮 G	ood			(2)	Rei	nforced C	Concrete Fra	me					
(104) 🗆 11/	/2 Story		(:	50) 🗆 V	егу Good			(3) 🗷	Mas	sonry Bea	aring Walls						
(111) □ Bi-	Level		(60) □ Excellent								el Framed I	ext. Wal	ls	1			
(106) 🗆 Ott	ner		127 44					(5) 🗆	Met	al Frame	and Walls						
Townhouse or	r Duplex	Style:	R	esidential (Quality:	Demokratik		(6) 🗆	Pole	Frame							
(301) 🗆 One	e Story		(10) 🗆 Lo)W			Cost Rank: 20 Condition: 20									
(302) 🗆 Tw	o Story		(2	20) 🗆 Fa	dr			(10)	Lov	7	(10) 🗆	Worn	Out			
(307) 🗆 1 1/	/2 Story		(3	30) □ A	verage			(20) 🗷	(20) Average (20) Badly Worn								
(308) □ Spl	it Level		(4	40) 🗆 G	ood			(30) ☐ Above Average (30) ☐ Average									
(309) 🗆 21/	/2 Story		(5	50) 🗆 V	ery Good			(40) □ High (40) □ Good									
(304) 🗆 One	e Story D	uplex	(6	60) 🗆 E2	ccellent						(50) 🗆	Very (Good			
(305) 🗆 Two	o Story D	uplex					- August - , e	N Phil				60) 🏻	Excell	ent			
		tment to Sale):	,											
Assessor Co	mments	and Reason fo	r Adj	ustment:							- ·						
PERSON	AL REI	P WD															
																	
Comments f	Fram						٦		- (1)			 					
0003150							_omn	nents:				<u>.</u>					
	- 																
		*						· .									
													(Conti	nue on back)			

NEBRASKA Good Life Great Service

Real Estate Transfer Statement

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

3 Date of Sale/Transfer

Mo. 08 Day 19 Yr. 2021

alle

4 Date of Deed

Mo. 08 Day 09 Yr. 2021

FORM **521**

Good Life. Great Service.

1 County Name

• 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.

2 County Number

WEBSTER - 91

5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)									
Grantor's Name (Seller) James H. Sourch 4 Molly A. Boird, Co-PR	Grantee's Name (Buyer)									
Street or Other Mailing Address	Threefold Cord Holdings, LLC Street or Other Mailing Address									
P.O. Box 1811	205 S. Payne St.									
City State Zip Code Fraser CO 80442	City State Zip Code Blue Hill NE 689:									
Phone Number (720) 810-3879	Phone Number Is the grantee a 501(c)(3) organization? Yes									
Email Address N.A.	(402) 984-4020 If Yes, is the grantee a 509(a) foundation? Yes									
	N.A.									
7 Property Classification Number. Check one box in categories A and B. Check C if (A) Status										
✓ Improved ✓ Single Family Industrial	Property Type (C) Mineral Interests-Nonproducing State Assessed Mobile Ho									
Unimproved Multi-Family Agricultural	Mineral Interests-Nonproducing State Assessed Mobile Ho Mineral Interests-Producing Exempt									
OLL Commercial Recreational										
	nd Contract/Memo Partition Sheriff Other									
Bill of Sale Corrective Easement Lea										
	eral Quit Claim Warranty									
9 Was transfer part of IRS like-kind exchange (IR.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift	The state of the s									
	Life Estate ✓ Sate									
11 Was ownership transferred in full? (If No, explain the division.)	r Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended u									
Yes No										
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.										
	arthership, or LLC Self Other									
☐ Brothers and Sisters ☐ Grandparents a ☐ Ex-spouse ☐ Parents and Ch										
14 What is the current market value of the real property?	ild Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)									
\$1,500	Type Zar									
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 part									
Yes ⊬_No	of the agent or title company contact.) Yes <u>Adams Land Title Co.</u>									
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent									
433 W. Gage St. Blue Hill, NE 68930	See Grantee									
18a No address assigned 18b Vacant land										
20 Legal Description (Attach additional pages, if needed.)										
	Civ (C) Debugge Addition to Discourse the control of the control o									
The West Fourteen (W14) feet of Lot Nine (9), Block County, Nebraska, according to the recorded plat the	Six (o), Ronrer's Addition to Blue Hill, Webster									
·	ereor.									
21 If agricultural, list total number of acres transferred in this transaction										
22 Total purchase price, including any liabilities assumed	\$									
23 Was non-real property included in the purchase?	1,500,00									
Yes No (If Yes, enter dollar amount and attach itemized list.) (see in	nstructions)									
24 Adjusted purchase price paid for real estate (line 22 minus line 23)										
	<u> </u>									
25 If this transfer is exempt from the documentary stamp tax, list the exemption a	numberi and that it is, to the best of my knowledge and belief, true, complete, and									
conect, and that I am duly authorized to sign this statement.	and that it is, to the best of thy knowledge and belief, true, complete, and									
Danielle L. Kelley Print of Type Name of Grangee or Authorized Representative	(402) 463-4198									
sign (Phone Number Escrow Closing Agent 08-19-2021									
here Signature of Grantee or Authorized Representative	Escrow Closing Agent 08-19-2021									
	Date									
Register of Deed's Use Onl 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	For Dept. Use Only 28 Recording Data									
Mo. 8 Day 20 Yr 21 \$ U 50	RKmal 6 2170									
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327									
Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	•									
Grantee — Retain a copy of this	o document for your records.									

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 08/20/21

\$ 4.50

By AS

Bk 2021, Pg 2179

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of August A.D., 2021, at 12:41 o'clock PM. Recorded in Book 2021 on Pages 2179-2181

Horuse Petsch County Clerk Fee: \$22.00 By: AS Deputy

Electronically Recorded

Return To: Adams Land Title Company 422 N. Hastings Ave, Suite 102

P.O. Box 1347 Hastings, NE 68901

THIS SPACE HAS INTENTIONALLY BEEN LEFT BLANK

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

Personal Representative's Warranty Deed

The Grantor, JAMES H. BAIRD AND MOLLY A. BAIRD, CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF JAMES R. BAIRD, DECEASED, in consideration of One-Thousand, Five Hundred Dollars, the receipt of which is hereby acknowledged, conveys to THREEFOLD CORD HOLDINGS, LLC, a Nebraska limited liability company, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

The West Fourteen (W 14) feet of Lot Nine (9), Block Six (6), Rohrer's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

GRANTOR covenants with GRANTEE that GRANTOR:

- 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.

(3) warrants and will defelle title to the real est	rate against the lawful claims of all persons.
Executed August 9th, 2021.	ESTATE OF JAMES R. BAIRD, DECEASED
	AN
	James H. Baird, Co-Personal Representative
	Moles a. Dans
	Molly A. Baird, Co-Personal Representative
STATE OF Nebraska COUNTY OF LANCUSTER \$\ss\$	
On this 4th day of August, 2021, before a Co-Personal Representative of James R. Baird	me personally appeared MOIII A. Baird, 1 Estate.
GENERAL NOTARY - State of Nebraska ANDREW NGUYEN My Comm. Exp. December 9, 2024	ANUTUW Nyeluzen Notary Public

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

Personal Representative's Warranty Deed

The Grantor, JAMES H. BAIRD AND MOLLY A. BAIRD, CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF JAMES R. BAIRD, DECEASED, in consideration of One-Thousand, Five Hundred Dollars, the receipt of which is hereby acknowledged, conveys to THREEFOLD CORD HOLDINGS, LLC, a Nebraska limited liability company, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

The West Fourteen (W 14) feet of Lot Nine (9), Block Six (6), Rohrer's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

GRANTOR covenants with GRANTEE that GRANTOR:

NOTARY ID 20184029019

MY COMMISSION EXPIRES 07/18/2022

 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 co	onvey the same;
(3) warrants and will defend title to the real e	state against the lawful claims of all persons.
Executed Avaist 9, 2021.	ESPACE OF JAMES B. BAIRD, DECEASED
	James Af Dank
	James H. Baird, Co-Personal Representative
	M.H. A.D.: L.C. D.
	Molly A. Baird, Co-Personal Representative
STATE OF Color	
STATE OF Color }ss	
On this day of August, 2021, before	e me personally appeared James H. Baird, Co-Personal
Panyagantatives of Isman D. D I.E.	, , , , , , , , , , , , , , , , , , , ,
Representative of James R. Baird Estate.	

Notary Public

my countsin expires or 118/2022

Cnty No.	Во	ok Page			Sale Date		34			S	chool I	Dis	trict Cod	•			
91	20	21 2182		8,	/20/2021	Base: (1-	012	3	Aff	iliated:			Unit	ied:		
Location	Ю	Sale Number	Us	eabi	lity & Code#			. y .:			Parce	ΙN	Vumber		en e		
0005180	00	217		1		GeoCde	Tw	n ;	Rng	Se	ct Qr	t	Subdiv	Area	Blk	Parcel	
	Da	ate of Sale Assessed	l Valu	ıe		4131	4		11	18	3 1		30005		000	0000	
Land		Improvements			Total		- 4.	Dat	e of S	Sale	Prope	rty	Classific	ation (Code	tana ara	
5,	, 625	64,47	5	*******	70,100	Status	,	Proper	rty Ty	pe	Zonin	ıg	Location	City Size Pa		Parcel Size	
Assessor Lo	cation:	BLADEN (BLA)		**	A) 1	E	3)	01		c) 1		D) 1	E)	7	F) 5	
				i de la composición dela composición de la composición dela composición de la compos	Residential		_						Commer	cial			
	Mult	tiple Improvements:	Multip	ole. In	provements.:			Mu	ıltiple.	Impro	ovements	. :					
		Construction Date:	Const	uctio	n Date: 19	95			nstruct						***		
		Floor:	Floor	Sq. Ft	1,1	34		Flo	or Sq.	Ft.:							
		Building Cost New:	Cost:		113,7	20		Cos								· · · · · · · · · · · · · · · · · · ·	
Single Family	Style:	101	Resid	lenti	al Condition: 35	5	100	Co	mmei	rcial	Occupa	anc	y Code:				
(100) □ Mob	bile Hom	ie	(10) Worn Out						mary:			Ot	her1:	(Other2:		
(101) 🗷 One	Story		(20) □ Badly Worn						Commercial Construction Class:								
(102) 🗆 Two	Story		(30) 🗷 Average						(1) ☐ Fireproof Structural Steel Frame								
(103) □ Split	t Level		(40)	*	Good			(2)	(2) Reinforced Concrete Frame								
(104) 🗆 11/2	2 Story		(50)		Very Good			(3)) 🗆	Ma	sonry E	ea:	ring Walls			<u>.</u>	
(111) 🗆 Bi-L	evel		(60)		Excellent			(4)	(4) U Wood or Steel Framed Ext. Walls								
(106) □ Other					A STATE OF THE STA			(5)) 🗆	Me	tal Fran	ne a	and Walls				
Townhouse or	Duplex	Style:	Resid	lentia	al Quality: 20			(6)) 🗆	Pol	le Frame	=					
(301) 🗆 One	Story		(10)		Low			Cos	st Rai	ık:		83	C	onditio	n:		
(302) 🗆 Two			(20)	*	Fair			(10	0) 🗆	Lo	W		(10) 🗆	Worn	Out	
(307) 🗆 1 1/2	2 Story	11	(30)		Average			(20) 🗆	Av	erage		(2	20) 🗆	Badly	Worn	
	Level		(40)		Good			(30) 🗆	Ab	ove Ave	erag	ge (1	30) 🗆	Аусгад	ge	
(309) 🗆 2 1/2			(50)		Very Good			(40)) 🗆	Hig	şh		(4	10) 🗆	Good		
(304) □ One		<u> </u>	(60)		Excellent					9.7 2.7			(50) 🗆	Very C	Good	
(305) □ Two	Story D	uplex											(0	50) 🗆	Excelle	ent	
		tment to Sale P	-		•												
	mments	and Reason for A	djusti	nent													
WD																	
																	
			_														
					_	-											
Comments fr														_	<u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>		
0005180							OIIII	ments	3 .		_						
													·				
															(Contir	me on back)	

Real Estate Transfer Statement at 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

Good Life, Great Service,

The deed will not be recorded unless this statement	ent 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. 08 Day 20 Yr. 2021 Mo. 08 Day	_{iy} <u>19</u> _{Yr.} <u>2021</u>
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Geoffrey E. Armes and Meleah K. Armes	Grantee's Name (Buyer)	
Street or Other Mailing Address	Dakota J. Jameson Street or Other Mailing Address	
1406 Apache Áve	P.O. Box 97	
City State Zip Code Hastings NE 68901	City State Bladen NE	Zip Code 68928
Phone Number 402-00:1.2391	Phone Number Is the grantee a 501(c)(3) organi	zation? Yes ✓ No
Fmail Address	If Yes, is the grantee a 509(a) for Email Address	ındation? ☐ 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.	
	3) Property Type	(C)
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
Unimproved Multi-Family Agricultural OLL Commercial Recreational	Mineral Interests-Producing Exempt	
		
	and Contract/Memo Partition Sheriff Personal Rep. Trust/Trustee	_ Other
	ineral Quit Claim ✓ Warranty	
		ransfer on Death
kind exchange (I.R.C. § 1031 Auction Easement Gift		rustee to Beneficiary
		Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If	No, state the intended use.
✓ Yes		· · · · · · · · · · · · · · · · · · ·
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes No Aunt or Uncle to Niece or Nephew Family Corp.		
	= =	ier
Ex-spouse Parents and O	and Grandchild Spouse	
14 What is the current market value of the real property?	thild Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and	
\$60.000	Yes No \$	•
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company	? (If Yes, include the name
Yes V No	of the agent or title company contact.) Yes Adams L	
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement	Should be Sent
224 N. Railroad St. Bladen, NE 68928	See Grantee	
18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.)		
Exhibit "A"		
21 If agricultural, list total number of acres transferred in this transaction		
22 Total purchase price, including any liabilities assumed		60,000 ^l 00
23 Was non-real property included in the purchase? ☐ Yes ☐ No (If Yes, enter dollar amount and attach itemized list.) (see	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		60,000 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 stateme	nt and that it is, to the best of my knowledge and belief, true, c	omplete, and
correct, and that I am duly authorized to sign this statement. Danielle L. Kellev		(400) 400 4400
Print or Type Name of Grantee or Authorized Perpresentative		(402) 463-4198
sign A - 11 20 1	Escrow Closing Agent	Phone Number 08-20-2021
here Signature of Grantee or Authorized Representative	Title	Date
Destate of D. C. C.		- ₁ '
Register of Deed's Use Or 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. 8 Day 20 Yr. 21 \$ 135.00	BK2021. H 2182	
Nebraska Department of Revenue		Rev. Stat. §§ 76-214, 77-1327(2)
Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019		

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

Exhibit "A"

Lot 2B and Lot 3, New Territory to Bladen in Section Eighteen (18), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska,

EXCEPT the following described tract in said Lot 3: Commencing at the Northeast corner of said Lot 3; thence West along the Section line 80.00 feet to the POINT OF BEGINNING; thence West along the North line of Lot 3, 150.00 feet; thence Southerly parallel to the East line of Lot 3, 163.00 feet; thence Easterly parallel to the North line of Lot 3, 150.00 feet; thence Northerly parallel to the East line of Lot 3, 163.00 feet to the POINT OF BEGINNING.

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 08/20/21

\$ 135.00

By AS

Bk 2021, Pg 2182

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 August A.D., 2021, at 12:44 o'clock PM. Recorded in Book 2021 on Page 2182

Fee: \$10.00 By: AS Deputy

Electronically Recorded

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

Warranty Deed

The Grantors, GEOFFREY E. ARMES AND MELEAH K. ARMES, HUSBAND AND WIFE, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to DAKOTA J. JAMESON, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

Lot 2B and Lot 3, New Territory to Bladen in Section Eighteen (18), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT the following described tract in said Lot 3: Commencing at the Northeast corner of said Lot 3; thence West along the Section line 80.00 feet to the POINT OF BEGINNING; thence West along the North line of Lot 3, 150.00 feet; thence Southerly parallel to the East line of Lot 3, 163.00 feet; thence Easterly parallel to the North line of Lot 3, 150.00 feet; thence Northerly parallel to the East line of Lot 3, 163.00 feet to the POINT OF BEGINNING.

GRANTORS covenant with GRANTEE that GRANTORS:

 are lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;

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

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

Executed Quart 19th , 2021.	1
GENERAL NOTARY - State of Nebraska Anne E Halbert My Comm. Exp. July 12, 2023	Geoffrey E. Armes
	I Telesh K Almes
STATE OF NEBRASKA	Melean K. Armes
COUNTY OF Opens ss	
On this 19th day of and Meleah K. Armes.	2021, before me personally appeared Geoffrey E. Armes
	Notary Public -
and Meleah K. Armes.	

Cnty No.	Boo	k Page		S	ale Date					Scl	ool Di	strict Co	de				
91	202	1 2212		8/:	L9/2021	Base: 9	91-0	074		Affili	ated:		Un	ified:			
Location	ID .	Sale Number	Use	abili	ty & Code#			A. P. S.			Parcel I	Number				1.11	
0003078	300	218		1		GeoCde	Two	Rr	ıg	Sect	Qrt	Subdiv	Area	Blk	T	Parcel	
	Dat	te of Sale Assessed	Value			4133	1.000			00	0	20005	5	017	0	000	
Land		Improvements			Total			Date	of S	ale F	ropert	y Classif	fication Code				
4	,515	53,52	0		58,035	Status	P	roperty	Ту	ре	Zoning	Locati	on C	ity Size	Par	cel Size	
Assessor Lo	cation:	BLUE HILL (3H)			A) 1	B)	0	1	(7) 1	D) 1	E)	6	F)	3	
					Residential							Comm	ercial			1.	
	Multi	ple Improvements:	Multiple	e. Imp	rovements.:			Multi	ple.	Improv	ements.:	**************************************	· water to				
		Construction Date:	Constru	ction	Date: 18	90				ion Dat							
		Floor:	Floor So	1. Ft.	1,4	16		Floor	Sq.	Ft.:		· · · ·					
	I	Building Cost New:	Cost:		138,0	55	-	Cost :									
Single Family	7.15 - 17.7	.01	Reside	Residential Condition: 25 Commercial Occupancy Code:								· 4					
(100) □ Mo	bile Home	See and the second seco	(10) Worn Out									ther1:	<u> </u>	Other2:			
(101) 🗷 One	e Story		(20) 🗷 Badly Worn						Primary: Other1: Other2: Commercial Construction Class:								
(102) 🗆 Two	(30)		Average			(1) ☐ Fireproof Structural Steel Frame											
(103) □ Spli	it Level		(40) E		Good			(2) Reinforced Concrete Frame									
					Very Good	 -		(3)				aring Wall					
(111) 🗆 Bi-I	Level		(60) Excellent					(4)				el Framed		alls			
(106) □ Oth							5	(5)		Meta	d Frame	and Walls	;				
Townhouse or	Duplex S	tyle:	Reside	ntial	Quality: 30		(6) D Pole Frame										
(301) 🗆 One	e Story		(10) E] :	Low			Cost	Rai	ık:			Condi	ion:			
(302) 🗆 Two	Story		(20) E	<u> </u>	Fair			(10)		Low			(10)] Wom	Out		
(307) 🗆 1 1/2	2 Story		(30) 5	₹ .	Average			(20)		Ave	age		(20) [∃ Badly	Won	n	
(308) 🗆 Spli	t Level		(40) E		Good			(30)		Abo	ve Avera	ıge	(30)	∃ Avera	ge		
(309) 🗆 21/2	2 Story		(50) E]	Very Good			(40)		High			(40) E	I Good			
(304) 🗆 One	Story Du	plex	(60) E]	Excellent							majarija (n. 14. 17. dinga	(50) E	∃ Very	Good		
(30 <i>5</i>) □ Two	Story Du	plex											(60) E] Excel	lent		
Assessor's	Adjust	ment to Sale P	rice (+	or	-):			-									
		and Reason for A					<u></u>										
WD												_					
-							·	746									
		***				•								****			
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Comments f							omm	ents:									
0003078	300												-				
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	<u> </u>					· ·								(0		n ha -1-)	
														(Cont	mue o	n back)	

NEBRASKA

202 SW Railway St.

Blue Hill, NE 68930 18a No address assigned

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

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

18b Vacant land

Real Estate Transfer Statement

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

FORM 521

Good Life, Great Service

•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.

1.0	1									
1 County Name	2 County Nu	mber	_	3 Date of Sale			4 Date of Deed			
	ADAMS - 1			Mo. 08	Day19	Yr. 2021	Mo Da	_{iy} 23	_Yr2	.021
	ress, and Telephone (Please I	rint)		6 Grantee's N	lame, Address	, and Teleph	one (Please Print)			
	kin and Nicole Suzani	ne Mackin		Grantee's Nar Halle G. S						
Street or Other Mailing A 601 S. Cherry St				Street or Othe 202 SW F	er Mailing Addre Railway St.	ess			•	
City Blue Hill	State NE	-	Zip Code 68930	City Blue Hill			State NE		Zip	Code 68930
Phone Number (402) 984-2189				Phone Number (308) 655	-0833		e a 501(c)(3) organiz grantee a 509(a) fou		Ye Ye	es √ No es √ No
Email Address N.A.				Email Address N.A.	3					
7 Property Classification	on Number. Check one box in	categories A and I	B. Check C if	property is als	o a mobile ho	me.	· · · • · · · · · · · · · · · · · · · ·			
(A) Status			(B)	Property Typ	oe .			T	(C	>)
✓ Improved	✓ Single Family	Industrial		Mineral Inter	ests-Nonprodu	cing	State Assessed	1		bile Home
Unimproved	Multi-Family	Agricultural	Ī	Mineral Inter	ests-Producing	1	Exempt	ı		
	Commercial	Recreational	_	_	_			İ		
8 Type of Deed	Conservator	Distribu	tion Lan	d Contract/Men	no Partitio	on	Sheriff	Other		
Bill of Sale	Corrective	Easeme	ent Lea	se	Persor	nal Rep.	Trust/Trustee			
Cemetery	Death Certificate - Transfer on	Death Executo	or Min	eral	Quit C	laim 🗸	Warranty			
9 Was transfer part o kind exchange (I.R.	f IRS like- 10 Type of Trai	sfer Distributio	n Forecid	osure Irrev	ocable Trust [Revocable	TrustTi	ransfer or	Death	
Exchange) by buyer o	r seller? Auction	Easement	: Gift	Life	Estate [✓ Sale	Πī	rustee to	Benefic	iary
	ller No Court De		Granto	r Trust 🔲 Parti	ition	Satisfaction	o of Contract 0	ther (Exp	alain)	
11 Was ownership transfe Yes No	rred in full? (If No, explain the c	ivision.)		1	2 Was real es ✓ Yes	tate purchase	ed for same use? (If	No, state	the inte	nded use.)
13 Was the transfer between	en relatives, or if to a trustee, a	re the trustor and be	eneficiary relat	ives? (if Yes. ch	eck the appror	riate hox)				
☐ Yes ☑ No	Aunt or Uncle to Niece	_		artnership, or LL		-	☐ Oth	ier		
	Brothers and Sisters	∏g	randparents a	nd Grandchild	☐ Sp	ouse .	<u> </u>			
	Ex-spouse	Pa	arents and Ch	ild		p-parent and	Step-child			
14 What is the current mar	ket value of the real property?			15 Was the mo	ortgage assum	ed? (If Yes, s	tate the amount and	interest r	ate.)	
\$93,900			ļ	Yes		\$				%
16 Does this conveyance of	livide a current parcel of land?			17 Was transfe	er through a re	al estate ager	nt or a title company	? (If Yes. i	include	the name
☐ Yes 🗸 No				of the agen	t or title compa	any contact.)	✓ Yes Adams L	and Title	Co.	_ No
18 Address of Property							the Tay Statement S			

See Grantee

Lots One (1), Two (2), Three (3), and Four (4), Block Seventeen (17), Original Town of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

22 Total purchase price, including any liabilities assumed	22	\$ 93,900	00
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 93,900	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. Danielle L. Kelley (402) 463-4198 Phone Number **Escrow Closing Agent** 08-19-2021 ure of Grantee or Authorized Representative Title Date

	Register of Deed's Us	e Only	For Dept, Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	10. Copa doc daily
Mo. 8 Day 20 Yr. 21	_ \$ a11.50	BK2021 for 2212	
Nebraska Department of Revenue		114	

Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019

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

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

e manufathan - newer interference and a second		entropy of the second s
Index Computer	NEBRASKA DOCUMENTARY STAMP TAX	Bk 2021, Pg 2212
Assessor Carded	Date: 08/20/21	State of Nebraska Ss.
Oaraca .	\$ 211.50 By AS	County of Webster Sss. Entered on the
		numerical index and filed for record in the Clerk's office of said county this 20 day of August A.D., 2021, at 12:44 o'clock PM. Recorded in Book 2021 on Page 2212 Course County Clerk Fee: \$10.00 By: AS Deputy Electronically Recorded
	Return To: Adams Land Title Company, P.O. Box 1347, Hastings, NE 68902	
	Warranty Deed	
	The Grantors, DANIEL JOHN MACKIN AND NICOLE SUZANNE M.	ACKIN, HUSBAND AND
	WIFE, in consideration of One Dollar and other valuable consideration, the	
	acknowledged, conveys to HALLE G. STEPHENS, A SINGLE PERSON	
	following described real estate (as described in Neb. Stat. 76-201):	one of more, and
	Lots One (1), Two (2), Three (3), and Four (4), Block Seventeen (1 of Blue Hill, Webster County, Nebraska, according to the recorder	17), Original Town I plat thereof.
	GRANTORS covenant with GRANTEE that GRANTORS:	
	 are lawfully seized of such real estate and that it is free from all encumbrareservations, covenants and restrictions of record and subject to all assessments; have legal power and lawful authority to convey the same; warrant and will defend title to the real estate against the lawful claims of 	regular taxes and special
	Executed July 23, 2021. Daniel John Mackin	
	Much Suganne	Much

2021, before me personally appeared Daniel John Mackin

STATE OF NEBRASKA

On this 3314 day of

and Nicole Suzanne Mackin.

GENERAL NOTARY - State of Nebraska
DARLA J BRUNA
My Comm. Exp. June 22, 2024

COUNTY OF _

Cnty No.	ty No. Book Page			Sale Date					School District Code								
91	202	21 22	53	8,	/25/2021	Base: 91-0002 Affiliated: Unifi				nific	ed:						
Location	D [Sale Numb	er	Useability & Code #				Parcel Number									
0001556	00	219		4	05	GeoCde	Tw	n Rng	Se	ect ()rt	Subdiv	Are	ea	Blk	Parcel	
	Da	ite of Sale Ass	essed	Value		4491			0	0	0	10065			011	0000	
Land		Improveme	ents		Total			Date of	Sale	e Prop	ert	y Classifi	catio	n C	ode		
1 - 1 - 1 - 1 - 1 - 1 - 1	,465		,025		9,490	Status	T	Property T	Talled Salaria Bostopi t	Zon	araki di NGC	Location		City	a Maria	Parcel Size	
		RED CLOUI				A) 1	E	pr. = 1.50 pe.se.	JI	10.000	 1	D) 1	Е		6	F) 5	
					Residentia						94, e	Comme	rcial		1,500		
	Mult	tiple Improveme	ents: I	Multiple. I	nprovements.:			Multiple	. Imp	rovemen	ts.:						
		Construction I	Date:	Construction	on Date :			Constru									
		F	loor:]	Floor Sq. F	`t. :	· · · · · · · · · · · · · · · · · · ·		Floor So	ı. Ft. :	:							
		Building Cost N	New:	Cost :				Cost:									
Single Family	Style:			Resident	ial Condition:			Comm	ercia	l Occu	pan	cy Code:		n in			
(100) □ Mol	bile Hom	ie		(10) 🗆	Worn Out			Primary	γ:		0	ther1:		O	ther2:		
(101) □ One	Story			(20) 🛘	Badly Worn			Comm	ercia	l Cons	truc	tion Class	:				
(102) □ Two	Story			(30)	Average			(1) [∃ Fi	ireprooi	Sta	uctural St	el Fra	me			
(103) □ Split	t Level			(40)	Good			(2) [□ R	einforc	ed C	Concrete F	rame				
(104) 🛘 1 1/2	2 Story			(50) 🛘	Very Good			(3) [] M	lasonry	Bea	aring Walls	;				
(111) □ Bi-L	Level			(60) 🛘	Excellent			(4) [J W	lood or	Ste	el Framed	Ext. V	Walls	;		
(106) □ Othe	er							(5)	J M	letal Fra	me	and Walls					
Townhouse or	Duplex	Style:		Resident	al Quality:		1,45	(6) [J Po	ole Frar	ne						
(301) 🗆 One				(10)	Low			Cost R	ank:				Cond	litior	1:		
(302) 🗆 Two	<u>-</u>			(20) 🗆	Fair			(10)] L	ow			(10)		Worn	Out	
(307) 🗆 1 1/2				(30) □	Average			(20)] A	verage			(20)		Badly	Worn	
(308) 🗆 Split				(40)	Good			(30) [] A	bove A	vera	ige	(30)		Averaș	ge	
(309) 🗆 2 1/2				(50)	Very Good			(40) E] H	igh		NO. 2. NO. 2. LANS.	(40)		Good		
(304) □ One		-		(60) 🗆	Excellent						-113		(50)		Very (Good	
(305) □ Two							agić.						(60)		Excell	ent	
		stment to Sa			<u> </u>												
		and Reason f	or Ad	ljustmen	it:												
QCD; DI	VORC	E DECREE															
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Comments fr	rom						'mm'	ments:									
0001556		<u> </u>				•	VUIII	ments:									
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						•									(Conti	nue on back)	

NEBRASKA

Good Life. Great Service.

Real Estate Transfer Statement 219 • 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

	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
Select County & County Number	Mo. 8 Day 25 Yr. 21 Mo. 4 Day 9 Yr. 21
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) R Palm Jr	Grantee's Name (Buyer) Duania S Palm
Street or Other Mailing Address	Street or Other Mailing Address
City Phillipshung Kstate J Zip Code	City Red Cloud NE State 68978
Phone Number - 533 - 0197	Phone Number #D2 - 200 - 9679 Is the grantee a 501(c)(3) organization? Yes No If Yes, is the grantee a 509(a) foundation? Yes T No
Email Address	#D2-200-9619 If Yes, is the grantee a 509(a) foundation? Yes No Email Address
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home
(8) (2)-4	Property Type (C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt
8 Type of Deed Conservator Distribution Lan	d Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Lea	
	eral Quit Claim Warranty
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)	Table of Scalin
(I.R.C. § 1031 Exchange)	Life Estate Sale Trustee to Beneficiary r Trust Partition Satisfaction of Contract Cother (Explain) Proper Royal
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.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	Yes No
	artnership, or LLC Self Other Vorco
Brothers and Sisters Grandparents a	
Ex-spouse Parents and Ch	ild 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 \$ 10,500 (0 %
	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
	19 Name and Address of Person to Whom the Tax Statement Should be Sent
305 S. Seword St.	Dyania 5. Palm
18a No address assigned 18b Vacant land	305 S. Seward St. Red Clark, NE 68970
	1 Railmoad addition to Red Cloud
except the East 25' of Lot 12	
21 If agricultural, list total number of acres	
22 Total numbers arise including a Columbia	\$ 0
22 Total purchase price, including any liabilities assumed	\$ \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	ter dollar amount and attach itemized list.)
· · ·	
25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statement	number
correct, and that I am duly authorized to sign this statement.	1/-2 7-2 04-70
Print of Type Name of Grantee or Authorized Representative	402-200-96 19 Dhong Number
sign Sign	2/25/2021
here Signature of Grantee or Authorized Representative	Tarves Batel
Register of Deed's Use Onl	y For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 8 Day Str. 21 \$ Exempt 50	bk 2021 Pa 2053-2255
Nebraska Department of Revenue Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska ss. County of Webster

ind Comp

Entered on the numerical index and filed for record in the Clerk's office of said county this 6 day of August A.D., 2021, at 9:39 o'clock A.M. Recorded in Book 2021 on Page 2053-2255 County Clerk

Assessor Carded

_Deputy

NEBRASKA DOCUMENTARY
STAMP TAX
Date 08 [35[50]
\$ 2000 By 0000

Prepared By

Michael R Palm Jr PO Box 222 Phillipsburg, Kansas 67661

After Recording Return To

Dyania S Palm 305 S Seward Red Cloud , Nebraska 68970

Space Above This Line for Recorder's Use

NEBRASKA QUIT CLAIM DEED

State of Nebraska

Webster County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One-Dollar (\$1.00) and/or other valuable consideration to the below in hand paid to:

Michael R Palm Jr and Dyania S Palm, a divorced couple, with Michael R Palm Jr residing at PO Box 222, Phillipsburg, Kansas, 67661 and Dyania S Palm residing at 305 S Seward, Red Cloud, Nebraska, 68970.

The receipt whereof is hereby , the undersigned hereby conveys and quitclaims to Dyania S Palm, a single individual, residing at 305 S Seward , Red Cloud , Nebraska, 68970 (hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Webster County, Nebraska, to-wit:

Pacel Id 000155600, Section 2, Town 1, Lots 1-24 inclusive, Block 11 Railroad addition to Red Cloud Except the east 25' of lot 12, Book/Page 2018/1312

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and

claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Grantor's Signature Michael P.

_____ Date April 29 2021

Print Name: Michael R Palm Jr

Address: PO Box 222, Phillipsburg, Kansas, 67661

____ Date April 29 2021

Grantor's Signature Down S Palm
Print Name: Dyania S Palm

 $\mathbf{Address} : 305$ S $\mathbf{\tilde{S}}$ Seward , Red Cloud , Nebraska, 68970

State of Kansas)	
County of Phillips)	
I, the undersigned, a Notary Public in and for said whose name and who is known to me, acknowledged before me contents of the instrument, they, executed the same Given under my hand this 29 day of April	e on this day that, being informed of the
Notary Public (SE	AL)
My Commission Expires: <u>つ4. 09. 2</u> 03	RUBY WIEHMAN NOTARY PUBLIC STATE OF KANSAS MY APPL Exp 3 - 23

Cnty No. Book Page			Sale Date	School District Code									
91	20	21 2256		3/25/2021	Base: 91-0002 Affiliated: Unifi					Unified:			
Location	ı ID	Sale Number	Usea	bility & Code#	Parcel Number								
0001483	100	220	1		GeoCde Twi		Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel
	Da	ate of Sale Assesse	d Value		4371	- Name -		00	0	10045		001	0000
Land		Improvements		Total		D	ate of	Sale I	Propert	y Classific	ation (Code	
	885	45,41	5	46,300	Status	Pro	perty Ty	ре	Zoning	Location	n Cit	y Size	Parcel Size
Assessor Lo	cation:	RED CLOUD (RC)		A) 1	B)	01		c) 1	D) 1	E)	6	F) 2
				Residential		400				Comme	cial		
	Muli	tiple Improvements:	Multiple,	Improvements,:	# AUT Deleter		Multiple	Impro	vements.:		<u> </u>	<u> </u>	en e
		Construction Date:		ion Date : 19	66		Construc						
		Floor:	Floor Sq.		92		Floor Sq.						
		Building Cost New:	Cost:	162,1	80		Cost:						
Single Family	Style:	101	Resider	tial Condition: 30	0 45		Comme	rcial	Occupan	cy Code:			
(100) □ Mo	bile Hom	ie .	(10)	Worn Out			Primary			ther1:		Other2:	
(101) 🗷 One	e Story		(20) □	Badly Worn			Comme	rcial (Construc	tion Class:	N.		
(102) 🗆 Two	o Story		(30) ₺	Average			(1)	Fire	proof Str	uctural Stee	l Frame	;	
(103) □ Spl	it Level		(40)	Good						oncrete Fra			
(104) 🗆 11/	/2 Story		(50)	Very Good			(3)	Mas	sonry Bea	ring Walls			_
(111) 🗆 Bi-l	Level		(60)	Excellent			(4)	Wo	od or Ste	el Framed I	xt. Wal	ls	
(106) 🗆 Oth	ner						(5) 🗆	Met	al Frame	and Walls			
Townhouse or	r Duplex	Style:	Residen	tial Quality: 30			(6)	Pole	e Frame				
(301) 🗆 One	<u>-</u>		(10)	Low			Cost Ra	nk:		31756	Conditio	m:	
(302) □ Two			(20)	Fair			(10) 🗆	Lov	V	(10) 🗆	Worn	Out
(307) 🗆 11/			(30) 🗷	Average			(20)	Ave	rage	(20) 🗆	Badly	Worn
(308) □ Spli			(40)	Good			(30)	Abo	ve Avera	ge (30) 🗆	Avera	ge
(309) 🗆 2 1/		_	(50)	Very Good			(40)	Hig	h	(40) 🗆	Good	
(304) 🗆 One			(60)	Excellent						<u> </u>	50) 🗆	Very (Good
(305) 🗆 Two	o Story D	uplex								(60) 🗆	Excell	ent
		tment to Sale P				i							
	mments	and Reason for A	djustme	nt:					•				
WD													
·													
		 -											7.0
Comments f	rom					0.000			<u> </u>	 ·			
0001481			.			omme	mts:			2741.1.4			
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										-			
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NEBRASKA

Good Life, Great Service. DEPARTMENT OF REVENUE

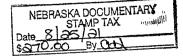
Real Estate Transfer Statement • To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number.

FORM 521

10 11	deca will flot be recorded diffess the	3 Statemen			ily completed.	
1 County Name	2 County Number WEBSTER - 91		3 Date of Sale/Tra	unsfer 5 yr. 2 4	Date of Deed Mo. Day	23 yr.2)
5 Grantor's Name, Address, a				e, Address, and Telephone		<u></u>
Grantor's Name (Seller) Timothy R and Joy L I	Ekstein		Grantee's Name (I Dustin Gav			
Street or Other Mailing Address 728 N Franklin St	;		Street or Other Ma 728 N Frank	ailing Address Iin St		
City Red Cloud	State z NE	Tip Code 68970	City Red Cloud	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	State NE	Zip Code 68970
Phone Number (402) 984-4692			Phone Number (402) 257-71		501(c)(3) organization	n? Yes ✓ No
Email Address		<u></u>	Email Address	144 If Yes, is the grai	ntee a 509(a) foundat	tion? Yes Mo
7 Property Classification Nur	mber. Check one box in categories A and E	Check C if	nronerty is also a	mobile home		
(A) Status			Property Type	mobile nome.		(C)
✓ Improved ✓ S	Single Family Industrial		Mineral Interests	-Nonproducing	State Assessed	Mobile Home
	Multi-Family Agricultural Commercial Recreational	Ē	Mineral Interests		Exempt	
8 Type of Deed Conser		ion	d Contract/Memo	Partition Sh	eriff Ot	her
Bill of Sale Correct	<u></u>	nt Lea	se	Personal Rep. Tru	ust/Trustee arranty	.61
9 Was the property purchased	as 10 Type of Transfer Distribution					in on Dooth
part of an IRS like-kind excha (I.R.C. § 1031 Exchange)	ange? Auction Easement	=	Life Esta	=		er on Death
Yes No	Court Decree Exchange	Granto		Satisfaction of	=	e to Beneficiary (Explain)
11 Was ownership transferred in Ves No			12 V	/as real estate purchased fo		
13 Was the transfer between rela	atives, or if to a trustee, are the trustor and be	neficiary relat	1 '		******	
☐ Yes ☑No ☐			artnership, or LLC	Self	Other_	
	T		nd Grandchild	Spouse		
	Ex-spouse Pa	rents and Ch	ild	Step-parent and Ste	p-child ·	
14 What is the current market val	lue of the real property?		15 Was the mortga	age assumed? (If Yes, state	the amount and inter	est rate.)
\$46,300			Yes	✓ No \$		%
16 Does this conveyance divide a ☐ Yes ✓ No	a current parcel of land?		17 Was transfer th of the agent or	rough a real estate agent or title company contact.)	a title company? (If Yes	res, include the name
18 Address of Property			19 Name and Addi	ess of Person to Whom the	Tax Statement Shoul	d be Sent
728 N Franklin St Red Cloud, NE 68970			Same as Gran	tee		
18a No address assigned	18b Vacant land					
20 Legal Description		L			· · · · · · · · · · · · · · · · · · ·	
The South Seventeen ar Lot Nineteen (19), Block	nd one-half feet (S17.5') of Lot Sixte COne (1), Radcliff's Addition to Red	een (16), a Cloud, Wo	ll of Lots Sever ebster County,	nteen (17) and Eighte Nebraska	en (18), and the	North Half of
21 If agricultural Estates						
21 If agricultural, list total number	of acres					
22 Total purchase price, inclu	uding any liabilities assumed				22 \$	120,000,00
23 Was non-real property inc	cluded in the purchase? 🗌 Yes 🛛 N	o (If Yes, ent	er dollar amount	and attach itemized list.)	23 \$	
24 Adjusted purchase price p	paid for real estate (line 22 minus line 23	3)	• • • • • • • • • • • • • • • • • • • •		24 \$	120,000 00
25 If this transfer is exempt fr	rom the documentary stamp tax, list the	exemption i	number			
Under penal correct, and that I a	Ities of law, I declare that I have examined t am duly authorized to sign this statement.	this statement	and that it is, to th	e best of my knowledge an	nd belief, true, comple	ete, and
Kory J McCr	racken le of Grantee or Authorized Representative				·	(402) 746-3613
sign	e of Grantee of Authorized Representative			Attorney	P 2	Phone Number
here Signature of Grant	tee/or Authorized Representative	T	itle			late /
	/ Register of Deed		у		F	or Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Numb	er	28 Recording Data	, D = -		
Mo. S Day Yr. C	21 \$370.00		40K 905	XI, 19225		
Nebraska Department of Revenue Form No. 96-269-2008 6-2019 Rev. Supe	ersedes 96-269-2008 Rev. 9-2017			·)	uthorized by Neb. Rev. St	tat. §§ 76-214, 77-1327(2)

State of Nebraska 3ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this add day of Arnet A.D., 2021, at 10:5 o'clock A M. Recorded in Book 202 on Page__235_p County Clerk OLA Deputy _Comp Assessor_ Carded



WARRANTY DEED

Timothy R. Ekstein and Joy L. Ekstein, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Dustin D. Gay, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Seventeen and one-half feet (S17.5') of Lot Sixteen (16), all of Lots Seventeen (17) and Eighteen (18), and the North Half of Lot Nineteen (19), Block One (1), Radcliff's Addition to Red Cloud, Webster County, Nebraska.

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

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

Executed August

Timothy R. Ekstein

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August 25, 2021, by

Timothy R. Ekstein and Joy L. Ekstein, husband and wife.

GENERAL NOTARY - State of Nebraska KORY MCCRACKEN My Comm. Exp. August 27, 2022

Comm. expires

Notary Public

Cnty No.	Во	ook P	age			Sale Date					Sc	hool Di	strict Co	de		
91	20	21 22	72		8,	/23/2021	Base: 65-0011 Affiliated: Unified:									
Location	ID	Sale Numb	er	U	seab	ility & Code#						Parcel 1	Number			
0006128	300	221			1		GeoCde	Т	wn	Rng	Sect	Qrt	Subdiv	Are	a Blk	Parcel
	D	ate of Sale Ass	essec	Val	ue		4487			1	00	0	40010)	090	0000
Land		Improvem	ents			Total			Date	e of S	Sale I	Propert	y Classif	ication	Code	
	890		anz ·		1 8 8 4 A	890	Status		Proper	rty Ty	pe	Zoning	Locati	on (City Size	Parcel Size
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						Residentia						i v Tihass	Commo	rcial		
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(103) 🗆 Split	t Level			(40)		Good			(2)) [oncrete F		_	
(104) 🗆 1 1/2	2 Story			(50)		Very Good			(3)) 🗆	Mas	onry Bea	ring Walls	,		
(111) 🗆 Bi-L	evel			(60)		Excellent			(4)) 🗆	Woo	od or Ste	el Framed	Ext. W	alls	**
(106) □ Othe	er							7.45	(5)) 🗆	Met	al Frame	and Walls			-,
Townhouse or	Duplex	Style:		Resi	lenti	al Quality:			(6)) 🗆	Pole	Frame				-
(301) ☐ One	Story			(10)		Low			Cos	st Rai	ık:			Condi	tion:	
(302) 🗆 Two				(20)		Fair			(10) 🗆	Low			(10) [□ Worn	Out
(307) 🗆 1 1/2			_	(30)		Average			(20) 🗆	Ave	rage		(20) E	□ Badly	Worn
	Level		_	(40)		Good			(30) 🗆	Abo	ve Avera	ge	(30) E	З Аустар	ge
(309) 🗆 2 1/2	<u>·</u>			(50)		Very Good	, <u> </u>		(40)) 🗆	High			(40)	☐ Good	
(304) □ One				(60)		Excellent						A SUPPLIES OF LITE		(50) E	J Very €	Good
(305) 🗆 Two	Story D	ouplex								<u>. 113</u>				(60) E] Excelle	ent
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NEBRASKA Good Life Great Service

Real Estate Transfer Statement

221

FORM

To be filed with the Register of Deeds. • Read instructions on reverse side 521 If additional space is needed, add an attachment and identify the item. 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 08_ Day 23 Yr. 08 13 Yr. 2021 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Derrick Duffy and Jolene Duffy Mark McKell and Jami McKell Street or Other Mailing Address Street or Other Mailing Address 650 John St. 51 E Magellan City Stote Zip Code City State Zip Code **Guide Rock** NE 68942 Elk Ridge IIT 84651 Phone Number Phone Number Is the grantee a 501(c)(3) organization? Yes ⊠ No (402) 257-7025 (801) 592-7603 If Yes, is the grantee a 509(a) foundation? Tyes Email Address Email Address N/A drmckell@slceyecare.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) Single Family industrial Improved Mineral Interests-Nonproducing Mobile Home State Assessed Unimproved Agricultural Multi-Family Mineral Interests-Producing Exempt Commercial Recreational JOLL 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sherriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Cemetery Executor Mineral Quit Claim **Warranty** 9 Was transfer part of an IRS like-10 Type of Transfer Distribution ☐ Irrevocable Trust ☐ Revocable Trust Foreclosure Transfer on Death kind exchange (IRC § 1031 Auction Easement Gift Life Estate Sale Sale Trustee to Beneficiary Exchange) by buyer or seller? Court Decree T Exchange Grantor Trust | Partition Satisfaction of Contract ☐ Buyer ☐ Seller 🗆 No Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) X Yes No X 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.) \$4,800.00 Yes 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 Advantage Title L No 18 Address of Property 19 Name and Address of Person to Whom Tax Statement Should be Sent Property located in Webster County Mark and Jami McKell Guide Rock, NE 68942 51 E Magellan Elk Ridge, UT 84651 18a No address assigned 18b Vacant Land 20 Legal Description (Attach additional pages, if needed.) All of Block Fourteen (14), Vance's Addition to the Village of Guide Rock, Webster County, Nebraska. 21 If agricultural, list total number of acres 22 Total purchase price, including any liabilities assumed 4.800|0022 23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 24 Adjusted purchase price paid for real estate (line 22 minus line 23) ... 4,800 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. Advantage/Title Services by Jenna Critel (801) 592-7603 Print or Type Name of Grantee or AuthOrized Representative Phone Number sign Authorized Representative 08-23-2021 ignature of Grantee or Authorized Representative here

Register of Deeds' Use Only

28 Recording Data

27 Value of Stamp or Exempt Number

92

<u>8</u> Day **ඛ**ල

26 Date Deed Recorded

For Dept. Use Only

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 08/26/21

\$ 11.25 By AS

Bk 2021, Pg 2272

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 26 day of August A.D., 2021, at 09:34 o'clock AM. Recorded in Book 2021 on Pages 2272-2273

Fee: \$16.00 By: AS Deputy

Electronically Recorded

AFTER RECORDING RETURN TO:

Advantage Title Services, LLC 503 West Koenig Grand Island, NE 68801

WARRANTY DEED

Derrick Duffy and Jolene Duffy, husband and wife, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, conveys to GRANTEE, Mark McKell and Jami McKell, husband and wife, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

All of Block Fourteen (14), Vance's Addition to the Village of Guide Rock, Webster County, Nebraska.

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

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

GT/7/20 —

Executed: August - 13th . 2021.
Derrick Duffy
STATE OF Mebraska
COUNTY OF Webster
The foregoing instrument was acknowledged before me this 3 th day of August 2021 by Derrick Duffy and Jolene Duffy, husband and wife.
Aslene M Delka Notary Public
My Commission Expires: May 20, 2022 GENERAL NOTARY - State of Nebraska ARLENE M DELKA My Comm. Exp. May 20, 2022
File No. GI17720-

(100) □ Mobile Home (10) ☒ Wom Out Primary: Other1: Other2: (101) ☒ One Story (20) ☒ Badly Wom Commercial Construction Class: (102) □ Two Story (30) □ Average (1) □ Fireproof Structural Steel Frame (103) □ Split Level (40) □ Good (2) □ Reinforced Concrete Frame (104) □ 1 1/2 Story (50) □ Very Good (3) □ Masonry Bearing Walls (111) □ Bi-Level (60) □ Excellent (4) □ Wood or Steel Framed Ext. Walls (106) □ Other (5) □ Metal Frame and Walls Iownhouse or Duplex Style: Residential Quality: 30 (6) □ Pole Frame (301) □ One Story (10) □ Low Condition: (302) □ Two Story (20) □ Fair (10) □ Low (10) □ Wom Out (307) □ 1 1/2 Story (30) ☒ Average (20) □ Average (20) □ Badly Wom (308) □ Split Level (40) □ Good (30) □ Above Average (30) □ Average	Cnty No. E	ook	Page		School District Code										
Date of Sale Assessed Value	91 2	021	2286	8	/26/2021	Base: 65-0011 Affiliated: Unified:									
Date of Sale Assessed Value	Location ID	Sale Nu	mber	Useability & Code #				Parcel Number							
Land Improvements	000619900	222	2	1		GeoCde	Twi	n Rng	Sec	ct Qr	rt	Subdiv	Area	Blk	Parc
Assessor Location: GUIDE ROCK GR		Date of Sale	Assessed	Value		4487			00	0)	40030		000	000
Assessor Location: GUIDE ROCK GR A 1 B 01 C 1 D 1 E 7 7 7 2	Land	Improv	ements		Total			Date of	Sale	Prope	rty	Classific	ation	Code	
Assessor Location: GUIDE ROCK (GR)	460		16,590)	17,050	Status	P	roperty Ty	ре	Zonin	ıg	Location	ı Ci	ty Size	Parcel S
Residential Commercial	Assessor Location	: GUIDE I	ROCK ((GR)		A) 1	B)	01		© 1	<u></u>	D) 1	V11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	<u> </u>	F) 2
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307	(301) One Story			(10) 🗆	Low			Cost Ra	nk:				Conditio	on:	4 Val.
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(304) □ One Story Duplex (60) □ Excellent (50) □ Very Good (305) □ Two Story Duplex (60) □ Excellent Assessor's Adjustment to Sale Price (+ or -): Assessor Comments and Reason for Adjustment: QCD Comments from Comments: 000619900	(308) ☐ Split Level			(40) □	Good			(30) 🗆	Abo	ove Ave	rag	e (:	30) 🗆	Ачегая	ge
(305) □ Two Story Duplex (60) □ Excellent Assessor's Adjustment to Sale Price (+ or -): Assessor Comments and Reason for Adjustment: QCD Comments from Comments: 000619900	(309) 🗆 2 1/2 Story			(50) 🗆	Very Good			(40) 🛘	Hig	h		(-	40) 🗆	Good	
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Assessor Comments and Reason for Adjustment: QCD Comments from Comments: 000619900	(305) □ Two Story	Duplex										(0	50) 🛘	Excelle	ent
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NEBRASKA Good Life Great Service

Real Estate Transfer Statement

222

FORM **521**

Good Life. Great Service. • To be filed

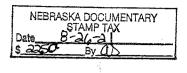
To be filed with the Register of Deeds.
Read instructions on reverse side.
If additional space is needed, add an attachment and identify the applicable item number.

	The deed will not	be recorded unless t	his statemer	it is signed and	items 1-25 are ac	curately completed.	<u> </u>
1 County Name	2 Co	unty Number		3 Date of Sale/Tra	ansfer	4 Date of Deed	
	WEBSTER - 9	91		Mo. 08 Da	ay <u>26</u> Yr. <u>202</u> 1	1 Mo. 08 Day	, <u>26</u> _{Yr.} <u>2021</u>
	ddress, and Telephone (F	Please Print)		6 Grantee's Nam	e, Address, and Tele	ephone (Please Print)	
Grantor's Name (Selle Robin and Anit	er) ta Boger			Grantee's Name (^(Buyer) Əli Arteaga Gard	cia	
Street or Other Mailin				Street or Other M	lailing Address	Cia	
P.O. Box 112				PO Box 154			
^{City} Guide Rock		State NE	Zip Code 68942	City Guide Rock	(State N E	Zip Code 68942
Phone Number (402) 257-2353	2			Phone Number		antee a 501(c)(3) organiz	ation? Yes ✓ No
Email Address	<u> </u>			Email Address	If Yes, is t	the grantee a 509(a) four	ndation? Yes ✓ No
				Linaii Address			
	ation Number. Check one	box in categories A and	B. Check C i	f property is also a	a mobile home.	01900000	
(A) Status			(B)	Property Type		· · · ·	(C)
✓ Improved	✓ Single Family	Industrial		Mineral Interests	s-Nonproducing	State Assessed	Mobile Home
Unimproved	Multi-Family	Agricultural	L	Mineral Interests	s-Producing	Exempt	
[] IOLL	Commercial	Recreational					
8 Type of Deed	Conservator Corrective	Distrib	<u>=</u>	nd Contract/Memo	Partition		Other
Bill of Sale Cemetery	Death Certificate – Tran	Easer sfer on Death Execu		ase neral	Personal Rep. Quit Claim	Trust/Trustee	
		e of Transfer Distribut			<u> </u>	Warranty	
9 Was the property part of an IRS like	-kind exchange?	uction Easeme	=	osureirrevoca	able Trust Revoca ate		unsfer on Death ustee to Beneficiary
(I.R.C. § 1031 Exc		ourt Decree Exchange		or Trust Partition			,
	nsferred in full? (If No, expla		c Clark	<u> </u>			her (Explain)lo, state the intended use.)
✓ Yes	No	· · · · · · · · · · · · · · · · · · ·	******		✓ Yes No_		
13 Was the transfer be	tween relatives, or if to a tr	ustee, are the trustor and	beneficiary rela	tives? (If Yes, chec	k the appropriate box	.)	
Yes 🗸	No Aunt or Uncle t	o Niece or Nephew	Family Corp., F	artnership, or LLC	Self	☐ Othe	er
	Brothers and S	isters	Grandparents a	and Grandchild	Spouse		
	Ex-spouse		Parents and Ch	nild	Step-parent a	and Step-child	
	market value of the real pro	operty?		15 Was the mortg	gage assumed? (If Yes	s, state the amount and i	nterest rate.)
\$17,050				Yes	✓ No \$		%
	ce divide a current parcel c	of land?			hrough a real estate a r title company contac	— · · · ·	(If Yes, include the name
	No					· Li les	
18 Address of Property 136 E Lincoln Av						om the Tax Statement St	nould be Sent
Guide Rock, NE				Same as Gran	ntee		
18a No address as	ssigned 18b Vac	ant land					
20 Legal Description		an land	-				
see attached		•					
300 attached							
21 If agricultural, list to	tal number of acres						
		· · · · · · · · · · · · · · · · · · ·					
22 Total purchase p	rice, including any liabil	ities assumed				22 \$	10,000,00
						Is	
23 was non-real pro	pperty included in the po	urchase? ∐ Yes 🔽	No (If Yes, en	ter dollar amount	and attach itemize	, , , , , , , , , , , , , , , , , , ,	
24 Adjusted purchas	se price paid for real est	tate (line 22 minus line	23)			24 \$	10,000,00
	exempt from the docum					1995 - No. 2.	
	ider penalties of law, I de				the best of my knowle	edge and helief true co	mplete and
correct,	and that I am duly authorize	ed to sign this statement.	a and dialonion	it and that it is, to t	no best of my knowle	sage and belief, fide, col	ripiete, and
<u></u>	000 L. 15	oquy					402-257-235 Phone Number
sign	Type/Name of Grantee of A	Austronized Representative					
		50gen	-				26 Aug 21
here 'Signatu	of Grantee of Authorizet	Depresentative	-	Title			Date ~
		Posiotos of Do	od'o Hoo On			·····	
00 5 . 5	_	Register of De	eus ose on	ıy		i	For Dept. Use Only
26 Date Deed Recorde		e of Stamp or Exempt Nur		28 Recording Data			For Dept. Use Only
Mo. Day Nebraska Department of Re	6 Yr. 21 \$			-	- 11 /	36	For Dept. Use Only

890K 202 | PAGE 2286

State of Nebraska 355 County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this ab day A.D., 20 2 L at 10:05 M. Recorded in Book 2021 County Clerk 10.00 Deputy Carded_ Assessor. _Comp



QUITCLAIM DEED

Robin L. Boger and Anita Boger, husband and wife, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to Laura Araceli Arteaga Garcia, a married person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Seventeen (17), except the East Ten feet (E10') thereof, Block A, Subdivision by Ordinance to Guide Rock, Webster County, Nebraska.

Executed August 26, 2021.

Robin L. Boger

The foregoing instrument was acknowledged before me on August 26, 2021, by Robin L. Boger and Anita Boger, husband and wife.

Comm. expires

GENERAL NOTARY - State of Nebraska KORY MCCRACKEN My Comm. Exp. August 27, 2022

Cnty No.	Book	Page		Sale	Date	School District Code				е					
91	2021	2287	8	/19/	2021	Base: 9	074 Affiliated:					Unified:			
Location	ID s	ale Number	Useab	oility d	& Code#			na Marian Line		Par	cel I	Number		s.V	
0003209	00	223	1			GeoCde	Twn	Rng	Se	ct (Qrt	Subdiv	Area	Bik	Parce
	Date o	f Sale Assessed	Value			4133			0	0	0	20020		002	000
Land	I	mprovements		To	tal			Date of	Sale	Prop	ert	y Classific	ation (Code	
4	,130	120,700)	1	24,830	Status	P	roperty :	Гуре	Zon	ing	Locatio	n Cit	y Size	Parcel S
Assessor Lo	cation: BL	UE HILL (E	3H)	4.50		A) 1	В)	01		C)	1	D) 1	E)	6	F) 2
			349738 J. H. 184 144434 243		Residentia	i		1. 2.13			nows Orthograph	Comme	cial		
	Multiple	Improvements:	Multiple. I	Improve	ments.:	warego repair gor		Multipl	e. Impr	roveme	nts.:	<u> </u>	<u>. </u>	··········	
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		Printer Indian Adentifica	Floor Sq. 1		2,8	04		Floor S							
	Buil	1 4 14 1004 39 004 40 40 4	Cost:		333,8	55		Cost:	•						
Single Family			Resident	tial Co	ndition: 3	0		Comn	ercia	l Occu	pan	cy Code:			4,1,1
(100) 🗆 Mo			(10)		n Out	- <u> </u>		Primar				ther1:		Other2:	····· <u>·</u>
(101) 🗆 One	Story		(20)	Bad	ly Worn			Comn	ercia	l Cons	truc	tion Class			
(102) 🗷 Two	Story		(30) 🗷	Ave	rage			(1)	□ Fi	гергоо	f Str	uctural Ste	el Frame	;	
(103) □ Spli	t Level		(40) 🗆	Goo	d			(2)	□ Re	einforc	ed C	Concrete Fr	ame		
(104) 🗆 11/	2 Story		(50) 🗆	Ver	y Good			(3) Masonry Bearing Walls							
(111) 🗆 Bi-I	Level		(60) 🗆	Exc	ellent			(4) U Wood or Steel Framed Ext. Walls							
(106) □ Oth	er				salasys (1917) a Color Syriana			(5)	□ М	etal Fr	ame	and Walls			
Townhouse or	Duplex Style	e :	Resident	ial Qu	ality: 50	Park S		(6)	□ Po	ole Fra	me				
(301) 🗆 One	Story		(10)	Low	7			Cost F	ank:				Conditi	on:	
(302) 🗆 Two	Story		(20)	Fair				(10)	□ Lo	ο₩			(10) 🗆	Worn	Out
(307) 🗆 1 1/	2 Story		(30)	Ave	rage			(20)	□ Av	verage		1	(20) 🗆	Badly	Worn
(308) □ Spli	t Level		(40) □	Goo	d			(30)	□ Al	bove A	vera	ige ((30)	Avera	ge
(309) 🗆 2 1/	2 Story		(50) 🗷	Very	Good Good			(40)	□ Hi	igh		((40)	Good	
(304) 🗆 One	Story Duples	χ	(60) 🗆	Exc	ellent			11.47	7.50				(50) 🗆	Very	Good
(305) □ Two	Story Duple:	X								<u> </u>			(60) 🗆	Excel	ent
		ent to Sale Pi I Reason for A		_											
					-										
												· · · · · · · · · · · · · · · · · · ·		-160	
Comments f		V 100 - 1					Comn	nents:		-					
				-											- ···
															inue on ha

FORM

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. Good Life, Great Service, DEPARTMENT OF REVENUE

The deed will no	t be recorded unless this statemen	nt is signed and items 1-25 are acc	urately completed
1 County Name 2 Co	ounty Number	3 Date of Sale/Transfer	4 Date of Deed
WEBSTER -		Mo. 08 Day 19 Yr. 2021	Mo. 08 Day 18 Yr. 2021
5 Grantor's Name, Address, and Telephone (Grantor's Name (Seller)	Please Print)	6 Grantee's Name, Address, and Telep	phone (Please Print)
Albert J. Toms		Grantee's Name (Buyer) Daniel A. Storez and Courtne	ey K. Schorer Schroer
Street or Other Mailing Address 777	. E 5 th	601 W. York Street	oy 14. 00110701
Phone Number	State US Zip Code	City Blue Hill	State Zip Code NE 68930
	146-453D	Phone Number 3527 Is the gran	tee a 501(c)(3) organization? Yes V No e grantee a 509(a) foundation? Yes V No
Email Address N/A		Email Address N/A	
7 Property Classification Number. Check on			
(A) Status Improved Improved Single Family	_) Property Type	(C)
✓ Improved ✓ Single Family Unimproved ✓ Multi-Family IOLL ✓ Commercial	Industrial	Mineral Interests-Nonproducing Mineral Interests-Producing	State Assessed Mobile Home
8 Type of Deed Conservator Bill of Sale Corrective Cemetery Death Certificate – Trans	Distribution Lar	nd Contract/Memo Partition [ase Personal Rep. [neral Quit Claim	☐ Sheriff ☐ Other ☐ Other ☐ Trust/Trustee ✓ Warranty
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No Soller No, explications of the seller of the sel	e of Transfer Distribution Forecle Auction Easement Gift Court Decree Exchange Granto	osure Irrevocable Trust Revocable Life Estate Sale or Trust Partition Satisfacti	
✓ Yes	•	V Yes No	,
13 Was the transfer between relatives, or if to a transfer between relatives and trans	to Niece or Nephew 🔲 Family Corp., P	Partnership, or LLC Self and Grandchild Spouse	Other
14 What is the current market value of the real pro-	operty?	15 Was the mortgage assumed? (If Yes,	
\$185,000		☐Yes 🗹 No \$	%
16 Does this conveyance divide a current parcel of Yes ✓ No	of land?	17 Was transfer through a real estate age of the agent or title company contact.	ent or a title company? (If Voc. include the name
18 Address of Property		19 Name and Address of Person to Who	
601 W. York Street Blue Hill, NE 68930		Same as #6	
18a No address assigned 18b Vac	ant land		
20 Legal Description (Attach additional pages, if n	eeded.)		
Lots One (1), Two (2), and 7 Webster County, Nebraska	Three (3), Block Two (2),	Morey's Addition to the	Village of Blue Hill,
21 If agricultural, list total number of acres transfer	red in this transaction	·	
22 Total purchase price, including any liabili 23 Was non-real property included in the purch Yes	hase?	nstructions)	22 \$ 185,000 00 23 \$
24 Adjusted purchase price paid for real est	ate (line 22 minus line 23)		24 \$ 185,000 00
25 If this transfer is exempt from the docum	entary stamp tax, list the exemption	number	
Under penalties of law, I de correct, and that I am duly authorize Daniel A. Storiz and/or (su lo siun ins statement.	at and that it is, to the best of my knowled	ge and belief, true, complete, and
Sign Print or Type Name of Grantee or A	uthorized Representative		Phone Number
here Signature of Grantee or Authorized	Representative 7	Grantee	08/19/2021 Date
	Register of Deed's Use Onl	lv	For Point Use Out
		28 Recording Data	For Dept. Use Only
	416.25	BK201, 1/2 2287	
Nebraska Department of Revenue		7.0	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 08/26/21 \$ 416.25 By AS Bk 2021, Pg 2287

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 26 day of August A.D., 2021, at 12:47 o'clock PM. Recorded in Book 2021 on Pages 2287-2288

Fee: \$16.00 By: AS Deputy

Electronically Recorded

Central Nebraska Title & Escrow, LLC. 4503 2nd Avenue, Suite 101 Kearney, NE 68847

JOINT TENANCY WARRANTY DEED

Albert J. Toms, an unmarried individual, GRANTOR, in consideration of One Dollar and other good and valuable consideration received from Daniel A. Stortz, an unmarried individual and Courtney K. Schroer, an unmarried individual, GRANTEES, hereby 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):

Lots One (1), Two (2), and Three (3), Block Two (2), Morey's Addition to the Village of Blue Hill, 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 encumbrance; except easements, reservations, covenants and restrictions visible and of record;
- 2) has legal power and lawful authority to convey the same; and
- 3) warrants and will defend title to the real estate against the lawful claims of all persons.

01-4958

Executed this R day of Albert J. Torps
STATE OF NEBRASKA
COUNTY OF Adams
The foregoing instrument was acknowledged before me on August 18 ⁴⁶ , 2021 by Albert J. Toms, an unmarried individual.
My commission expires November 7, 2024
GENERAL NOTARY - State of Nebraska JENNIFER L. LONG

Agricultural Land Sales Worksheet

Cnty No. Book Page Sale Date					School District Code											
91	202	21	2305	8/2	7/2021	Base: 01-0123 Affiliated:						Unified:				
Location ID		Sale Number Useability & Code #			Parcel Number											
002010200	0		225	4	05	GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Area	Blk	Pa	rcel	
	Da	te of S	ale Assessed	Value		4245	3	11	1.	5 3	00000	1	000	95	65	
Land		Im	provements		Cotal		Date of Sale Property Classification Code									
619,4	80				619,480	Status	Proj	erty Ty	ре	Zoning	Location	Cit	y Size	Parcel Siz		
		Irriga	tion Type:			A) 2	B)	05		c) 5	D) 3	E)	0	F)	9	
LCG			ACRES:	VA	LUE;		LCG			AC	RES:		VAL	UE:		
IRRIGATED	1A1		,			GR	ASSLA	ND 10	G1	,						
	1A					.,		j	1G							
.,,	2A1		37.050		169,690			20	G1							
	2A		31.500		137,655	2G			2G							
	3A1					3G1			Gl							
	3A							3	3G							
	4A1		39.800		168,355			40	G1							
	4A		24.650		104,265			2	4G							
DRYLAND	1D1					5	Shelterbe	lt/Timb	per							
	1D							Accreti	on			_		****		
	2D1		0.800		1,980			Was			1.000				200	
····	2D		5.000		10,875			Oth			-					
	3D1	·	2.600		5,655	AG L	AND T		_	1:	6.000		6	19,4	180	
-	3D							Roa			4.000					
n-	4D1		11.200		17,135	•		arm Sit								
	4D		2.400		3,670			ome Sit	-							
_				dan salah dan kecamatan			R	ecreation	on							
Dwel Outbuild		<u>saa Ab</u> Tripingij				N.T	+07	Oth			4 000					
Опірші	migs					Noi	n-AG T	UIA	ᆚ		4.000					

Assessor's Adjustm	ent to Sale P	rice (+ or -):		Total Recapture Value:	
Assessor Comments an	d Reason for Ac	ljustment:			
TRUSTEE'S WD;	GRANTOR'S	TRUST			 .
-					
			<u></u>		
Comments from			Сот	nents:	
002010200					
	120		***		
					(Continue on back)

NEBRASKA

Real Estate Transfer Statement



FORM

Good Life, Great Service. DEPARTMENT OF REVENUE

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.

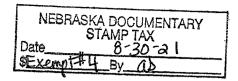
521

	t is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo08	y 27 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print)	Mo08 Day27 Yr2021	yYr
Grantor's Name (Seller)	Grantee's Name (Buver)	:
Kathy V McCabe, Trustee Kathy V McCabe Trust Street or Other Mailing Address	Kathy McCabé, Trustee Kate McCabe Fam Street or Other Mailing Address	illy I rust
Street or Other Mailing Address 171 Main Street Çity State Zip Code	Street or Other Mailing Address 171 Main Street	7:- 0-1-
Los Altos CA 94022	City Los Altos CA	Zip Code 94022
Phone Number (402) 746-0212	Phone Number Is the grantee a 501(c)(3) organize (402) 746-0212 If Yes, is the grantee a 509(a) four	
Email Address	Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.	
	Property Type	(C)
Improved Single Family Industrial Unimproved Multi-Family IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home
8 Type of Deed Conservator Distribution Lan Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Min-		Other
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No Court Decree Exchange Granton Granton Seller No Yes No.	Life Estate Sale Tr	ansfer on Death rustee to Beneficiary ther (Explain) No, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.		
Yes No Aunt or Uncle to Niece or Nephew Family Corp., Pa Brothers and Sisters Grandparents a Ex-spouse Parents and Chi	artnership, or LLC Self Oth nd Grandchild Spouse	er Grantor's Trust
14 What is the current market value of the real property? \$500,000	15 Was the mortgage assumed? (If Yes, state the amount and ☐ Yes ✓ No \$	interest rate.)
Yes V No	17 Was transfer through a real estate agent or a title company of the agent or title company contact.) Yes	? (If Yes, include the name
18 Address of Property rural webster county	19 Name and Address of Person to Whom the Tax Statement S (same as grantee)	Should be Sent
18a ✓ No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.) The Southwest Quarter (SW½) of Section Fifteen (15 West of the 6th P.M., Webster County, Nebraska.	5), Township Three (3) North, Range	Eleven (11),
21 If agricultural, list total number of acres transferred in this transaction160		
22 Total purchase price, including any liabilities assumed	22 \$	0,00
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see in	nstructions)	o¦oo
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	000
25 If this transfer is exempt from the documentary stamp tax, list the exemption is		
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. David B. Garwood	t and that it is, to the best of my knowledge and belief, true, co	omplete, and (402) 746-3613
Print or Type Name of Prantee of Authorized Representative	•	Phone Number
here Signature of Grantee or Authorized Representative	Attorney	8-27-21 Date
liele		
Register of Deed's Use Oni 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	y 28 Recording Data	For Dept. Use Only
Mo. B Day 30 Yr. 21 \$ Exempt #4	BKaDal. to 2305.	
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Neb. F	Rev. Stat. §§ 76-214, 77-1327(2)

County of Webster Ss.
numerical index and filed for
Clarkle affice of said accuracy

BOOK 2021 PAGE 2300

numerical index and fi	Entered on the led for record in the
Clerk's office of said co	ounty this <u>30</u> day
of_ augA.D., 2	031 at 10:40
o'clock OAM. Peror	ded in Book 2021
on Page <u>2300</u> ,	,
- Louise Le	TochCounty Clerk
10.40	<u> </u>
IndCompAsses	ssorCarded



TRUSTEE'S WARRANTY DEED

Kathy V. McCabe, Trustee of the Kathy V. McCabe Trust, GRANTOR, in consideration of Conveyance to a Trust for the benefit of Grantor, conveys to Kathy McCabe, Trustee of the Kate McCabe Family Trust dated July 30, 2021, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southwest Quarter (SW¼) of Section Fifteen (15), Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants with the GRANTEE that GRANTOR:

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

IN WITNESS WHEREOF, the trustee has signed this instrument on August 7/

V. McCabe, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August ______, by Kathy V. McCabe, Trustee of the Kathy V. McCabe Trust.

Comm. expires 10

GENERAL NOTARY - State of Nebraska DAVID B. GARWOOD My Comm. Exp. October 22, 2022 Notary Public

Agricultural Land Sales Worksheet

	Book	Page	<u> </u>	le Date					School District Code								
91 2	021	2306	8/2	7/2021	Base:	Base: 91-0002 Affiliated:						Uni	ied:				
Location ID Sale Number Useability & Code #					Parcel Number												
002011700		226	4	05	GeoCde	Twn	Rng	Se	t Qr		Subdiv	Area	Blk	Parcel			
	Date o	f Sale Assessed	Value		4245	3	11	2:	2 0	1	00000	1	000	9680			
Land	L	mprovements		otal		D	ate of	Sale	Proper	ty (Classifica	tion (Code				
740,065	5			740,065	Status	Pro	perty Ty	тре	Zonin	3	Location	Cit	y Size	Parcel Si			
	Irri	gation Type:	<u> </u>		A) 2	B)	05		c) 5	52,6.400	D) 3	E)	0	F) 9			
LCG		ACRES:	VA	LUE:		LCG			ΑC	RE	ES:		VAL	UE:			
****	A1	39.740	1	182,010	GR	ASSLA				_	2.990			72,22			
	IΑ							1G		13	3.000	16,835					
2.	A1						2	G1	1	.18	3.500	153,4					
	2A	7.910		34,565			:	2G		10	0.000			12,950			
3.	A1						3	G1									
	3A						:	3G									
4.	A 1						4	Gl									
	1A	16.020		67,765				4G									
DRYLAND 11	D1					Shelterbe	elt/Timl	oer									
	ID	8.310		20,525			Accreti	on									
2]	D1	6.000		14,850			Wa	ste		4	.000			800			
	D.	19.120		41,590			Otl										
31					AG L	AND T	ГОТА	\mathbf{L}	3		.290		7	40,065			
	BD	-					Roa			8	.990	e projekti. Podalan					
41						F	arm Si	tes									
2	ID	14.700	***************************************	22,490		_	ome Si	_		_							
						R	Recreati	on									
Dwellin	-		-				Otl										
Outbuildin	gs				Noi	ı-AG	ГОТА	\mathbf{L}		8	.990						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
WD; GRANTOR'S TRUST		
Comments from	Comments:	
002011700 002012300 002012700		
		(Continue on back)

NEBRASKA Good Life, Great Service.

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.

	nt is signed and items 1-25 are accurately completed.						
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 08 Day 27 Yr. 2021 4 Date of Deed Mo. 08 Day	27 _{Yr.} 2021					
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)						
Grantor's Name (Seller) Kathy M McCabe	Grantee's Name (Buyer) Kathy McCabe, Trustee Kate McCabe Family Trust						
Street or Other Mailing Address 171 Main Street	Street or Other Mailing Address 171 Main Street						
City State Zip Code Los Altos CA 94022	City State CA	Zip Code 94022					
Phone Number (402) 746-0212	Phone Number (402) 746-0212 Is the grantee a 501(c)(3) organizat if Yes, is the grantee a 509(a) found	ion? Yes V No					
Email Address	Email Address						
7 Property Classification Number. Check one box in categories A and B. Check C i	f property is also a mobile home.						
(A) Status (E) Property Type	(C)					
Improved ☐ Single Family ☐ Industrial ✓ Unimproved ☐ Multi-Family ✓ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	☐ Mobile Home					
Bill of Sale Corrective Easement Le	nd Contract/Memo Partition Sheriff Quase Personal Rep. Trust/Trustee neral Quit Claim Warranty	Other					
kind exchange (I.R.C. § 1031	losure Irrevocable Trust Revocable Trust Tran Life Estate Sale Trust Or Trust Partition Satisfaction of Contract Other	isfer on Death Itee to Beneficiary Per (Explain)					
Yes No	12 Was real estate purchased for same use? (If No.	, state the intended use.					
	Partnership, or LLC Self V Other and Grandchild Spouse	Grantor's Trust					
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and int	erest rate.)					
\$600,000	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? (I of the agent or title company contact.) Yes	If Yes, include the name					
18 Address of Property rural webster county	19 Name and Address of Person to Whom the Tax Statement Sho (same as grantee)	ould be Sent					
18a V No address assigned 18b Vacant land							
20 Legal Description (Attach additional pages, if needed.) The East Half of the Southwest Quarter (E½SW¼) of Section Twenty-seven (27); AND An undivided one-fourth (1/4) intere (22), ALL in Township Three (3) North, Range Eleven (11), V 21 If agricultural, list total number of acres transferred in this transaction	est in the Southwest Quarter (SW1/2) of Section	Twenty-two					
22 Total purchase price, including any liabilities assumed	22 \$	0.00					
23 Was non-real property included in the purchase? Yes Vo 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)	[1.00 m]	0100					
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 stateme correct, and that I am duly authorized to sign this statement. David B. Garwood		plete, and (402) 746-3613					
sign Printon Type Name of Grantee of Authorized Representative Mustisk	Attorney	Phone Number 8-27-21					
here Signature of Grantee or Authorized Representative	Title	Date					
Register of Deed's Use Or	ily	For Dept. Use Only					
26 Date Deed Recorded Mo. B Day 30 Yr 2 27 Value of Stamp or Exempt Number \$ Fxent# 4	28 Recording Data BK 202 1 A 2306						
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Neb. Rev.	. Stat. §§ 76-214, 77-1327(2)					

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of and A.D., 20 al at 10:42 o'clock a M. Recorded in Book 2021 on Page 230 county Clerk County Clerk

Carded_

BOOK 202 | PAGE 2306

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-30-2 |
SExempt 4 By (U)

WARRANTY DEED

Kathy M. McCabe, who with her husband is a non-resident of the State of Nebraska, GRANTOR, in consideration of Conveyance to a Trust for the benefit of Grantor, conveys to Kathy McCabe, Trustee of the Kate McCabe Family Trust dated July 30, 2021, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

The East Half of the Southwest Quarter (E½SW¼) of Section Twenty-four (24); The Northwest Quarter (NW¼) of Section Twenty-seven (27); AND An undivided one-fourth (1/4) interest in the Southwest Quarter (SW¼) of Section Twenty-two (22), ALL in 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 the GRANTEE that GRANTOR: (1) is lawfully seized of such real estate and that it is free from encumbrances; except easements and restrictions of record; (2) has legal power and lawful authority to convey the same; (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed August 97, 2021.

Kathy M. McCabe

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August 77, 2021, by Kathy M. McCabe.

Comm. expires 11-73-2022

Notary Public

Ph/Fax (402) 746-3613

Page 1 of 1 pages

GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
My Comm. Exp. October 22, 2022

Agricultural Land Sales Worksheet

Cnty No. Bo	ok	Page	Sa	le Date	School District Code												
91 20	21	2328	6/2	3/2021	Base: 9	1-00	02	Affil	iated:		Unif	ĭed:					
Location ID	Salo	e Number	Useabilit	y & Code #	Parcel Number												
001806900		227	4	05	GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel				
Date of Sale Assessed Value						1	11	14	0	00000	1	000	7835				
Land	Improvements Total				Date of Sale Property Classification Code												
227,155	227,155				Status	Pro	perty Ty	ре	Zoning	Location	Cit	y Size	Parcel Size				
	Irriga	tion Type:			A) 2	B)	05		ෆ 5	D) 3	E)	0	F) 10				
LCG		ACRES:	VA	LUE:	i disas	LCG			ACR	ES:		VAL	UE:				
IRRIGATED 1A1					GR	ASSLA	ND 10	GI	3	4.720			44,960				
1A							1	lG		1.450			1,880				
2A1							20	Gl	5	0.270	65,100						
2A							2	2G	6	0.690			78,595				
3A1					3G1 3 .					3.180			4,120				
3A							3	3G	1	6.750		-	21,690				
4A1							40	G1		0.140			30				
4A								‡G	5	3.890			10,780				
DRYLAND 1D1	<u> </u>				S	helterb	elt/Timb	er									
1D							Accretic	on									
2D1						_	Was	ste									
2D							Oth	er									
3D1					AG L	AND T	ГОТА	\mathbf{L}	22	1.090		2	27,155				
3D							Roa	ds		1.940							
4DI						F	arm Sit	es									
4D	I STATE OF THE STA					Н	ome Sit	es									
						R	Lecreatio	on									
Dwellings							Oth		<u></u>								
Outbuildings					Non	- AG]	ГОТА	L		1.940							

Assessor's Adjustme	ent to Sale Price (+ or -):	Total Recapture Va	lue:
Assessor Comments and	Reason for Adjustment:	- I	
WD; CREATED TR	UST		
			
Comments from		Comments:	
001806901			
			(Continue on back)

Real Estate Transfer Statement

FORM 521

Good Life. Great Service.

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 state	tement	is signed and it	ems 1-25 are a	ccurately	comp	leted.				
1 County Name 2 County Number		3 Date of Sale/Tran	sler	4 Da	te of D	eed	23 2021			
WEBSTER - 91 ✓		Mo. 06 Day 23 Yr. 2021 Mo. 06 Day 23 Yr. 2021								
5 Grantor's Name, Address, and Telephone (Please Print)]	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Mitch A. Gilbert, as Trustee of the Mitch A. Gilbert Trust U/A dated								
Grantor's Name (Seller) Mitch A. Gilbert		June 23, 2021								
Street or Other Mailing Address 2845 S. Meadow Lane		Street or Other Mailing Address 2845 S. Meadow Lane City State Zip Code								
City State Zip Cod Hastings NE 68	3901_	Hastings NE 68901								
Phone Number (402) 984-4477		Phone Number (402) 984-44	77 Is the g	rantee a 50 s the grante	1(c)(3) e a 509	organization 3(a) foundat	n? Yes √No lion? Yes √No			
Email Address N/a		Email Address n/a								
7 Property Classification Number. Check one box in categories A and B. Che	eck C if	property is also a r	nobile home.							
(A) Status	(B)	Property Type					(C)			
☐ Improved ☐ Single Family ☐ Industrial ☑ Unimproved ☐ Multi-Family ☑ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational		Mineral Interests- Mineral Interests-			State As Exempt	sessed	Mobile Home			
8 Type of Deed Conservator Distribution Bill of Sale Corrective Easement	Lea		Partition Personal Rep.		/Truste		ther			
Cemetery Death Certificate - Transfer on Death Executor	Min		Quit Claim	✓ Warr	anty	T	for an Cloath			
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	_ Forecid ☐ Gift ☐ Granto	Life Estat	Satis	faction of C		Truste	fer on Death ee to Beneficiary (Explain)			
11 Was ownership transferred in full? (If No, explain the division.) Yes No Undivided One-Sixth (1/6) interest			/as real estate pur ✓ Yes N		same u	ise? (If No, :	state the intended use.)			
13 Was the transfer between relatives, or if to a trustee, are the trustor and benefici	iary relat	ives? (If Yes, check	the appropriate b	ox.)		_	<u> </u>			
		artnership, or LLC	✓ Self		[Other_				
		ind Grandchild	Spouse	-4d Stan	ادالخد					
Ex-spouse Parents 14 What is the current market value of the real property?	s and Ch	15 Was the mortga		nt and Step-		ent and inte	rest rate)			
\$1,338			✓ No \$	100, 51010 11	ic amo		%			
16 Does this conveyance divide a current parcel of land? ☐ Yes ✓ No		17 Was transfer th		e agent or a	title co	ompany? (If	Yes, include the name			
18 Address of Property		19 Name and Add				ement Shou				
		Mitch A. Gilbe	ert							
_		2845 S. Mead								
18a 📝 No address assigned 18b 🗌 Vacant land		Hastings, NE	00901							
20 Legal Description (Attach additional pages, if needed.) see attached										
see allaction										
21 If agricultural, list total number of acres transferred in this transaction3.	.61	 •								
22 Total purchase price, including any liabilities assumed					22 \$		0,00			
23 Was non-real property included in the purchase? ☐ Yes ☑ No (If Yes, enter dollar amount and attach itemized list.)	\/see i	netructions)		İ	23		0,00			
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		-	******		24 \$	i	0010			
• • • • • • • • • • • • • • • • • • • •					=-1					
25 If this transfer is exempt from the documentary stamp tax, list the exe Under penalties of law, I declare that I have examined this	statemen	number	ne best of my kno	wiedge and	i belief	true, come	olete, and			
correct, and that I am duly authorized to sign this statement. Michael L. Rickert						•	(402) 934-4770			
Print or Type Name of Grantee or Authorized Representative							Phone Number			
sign (Me)			Attorne	у			06/23/2021			
here Signature of Grantee or Authorized Representative		Title					Date			
Register of Deed's 1	Use On						For Dept. Use Only			
26 Date Deed Recorded 27 Value of Stamp or Exempt Number		28 Recording Data	210 -	300						
Mo. Day 30 Yr. 1 TX-END TY		BK20	alta a	<u>328</u>	thorized	by Neb. Rev.	Stat. §§ 76-214, 77-1327(2)			
#										

ATTACHMENT TO REAL ESTATE TRANSFER STATEMENT

Box 20- Legal Description

An undivided one-sixth (1/6) interest in the following:

Tract 1: A parcel of land located in the Northwest Quarter of Section 14 and in the Southwest Quarter of Section 11, Township 1 North, Range 11 West of the 6th P.M., Webster County. Nebraska, more particularly described as follows: Commencing at the Southeast corner of Government Lot 1 in the Northwest Quarter of Said Section 14; thence N88°38'16"W (assumed bearing) on the South line of said Government Lot 1, a distance of 984.21 feet to the Southeast corner of County Supervisor's Lot 2: thence N00°18'28"E on the East line of said Lot 2, a distance of 599.93 feet to the point of beginning: thence continuing N00°18'28"E on said East line, a distance of 383.98 feet to the present day South bank of the Republican River; thence N18°26'25"E continuing on said East line, a distance of 86.00 feet to the centerline of said river as calculated by the measured distance at halfway between the current banks of the river; thence Northwesterly on said centerline, the following courses: N71°33'35W, 30.47 feet; N84°41'14"W, 102.57 feet: N87°54'01"W, 92.39 feet; N86°36'31"W, 145.98 feet; N75°08'04"W, 45.14 feet; N63°34'01"W, 91.38 feet; N57°06'13"W, 155.28 feet; N65°34'01"W, 75.30 feet; N55°28'23"W, 418.46 feet; thence S34°31'37"W, perpendicular to said centerline, a distance of 447.08 feet to the original government meander line; thence S00°14'27"W, a distance of 619.26 feet to the centerline of River Road and the Beginning of a curve concave to the Southwest having a radius of 958.00 feet; thence on said curve, the chord of which bears S86°36'01"E, an arc distance of 101.78 feet (101.73 feet chord distance); thence \$75°21'51"E on said centerline, a distance of 220.00 feet to the beginning of a curve concave to the Northeast having a radius of 635.82 feet; thence on said curve, the chord of which bears N89°25'35"E, an arc distance of 335.85 feet (331.96 feet chord distance); thence N77°56'31"E on said centerline, a distance of 436.83 feet to the beginning of a curve concave to the Northeast having a radius of 920.72 feet; thence on said curve, the chord of which bears N74°31'26"E, an arc distance of 199.00 feet (198.61 feed chord distance) to the point of beginning; AND EXCEPT tracts conveyed to Webster County in Deed Book 24, Page 413 and Deed Book 28, Page 399.

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 08/30/21 \$ Ex004 By AS Bk 2021, Pg 2328

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of August A.D., 2021, at 03:09 o'clock PM. Recorded in Book 2021 on Pages 2328-2330

Fee: \$22.00 By: AS Deputy Electronically Recorded

PLEASE RETURN TO: Michael L. Rickert, Dvorak Law Group, LLC, 9500 West Dodge Road, Suite 100, Omaha, NE 68114

WARRANTY DEED

Mitch A. Gilbert, a married person ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, sells, conveys and demises to Mitch A. Gilbert, as Trustee of the Mitch A. Gilbert Trust under agreement dated June 23, 2021, together with any further amendments made thereto ("Grantee"), that certain real estate (as defined in Neb. Rev. Stat. §76-201) legally described in <a href="Exhibit "A" attached hereto and incorporated by reference herein, together with all improvements thereupon, if any, subject to easements, reservations, covenants, restrictions and encumbrances of record, including that certain Easement for Use of Well dated October 19, 2016, and recorded on December 20, 2016, with the Register of Deeds of Webster County, Nebraska, in Deed Book 2016, Pages 2799-2802 (the "Property").

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

Grantor hereby covenants with Grantee that Grantor:

- 1. is lawfully seised of the interest in the Property and that the Property is free and clear of all liens and encumbrances, except all matters of record;
- 2. has legal power and lawful authority to sell and convey Grantor's interest in the Property; and
- 3. warrants and will defend the title to the Property conveyed hereunder against the lawful claims of all persons claiming the same or any part thereof.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

Dated: June 23, 2021	Mitch A. Gilbert, Grantor Staci R. Moody-Gilbert Spouse of Grantor (signs to convey any marital interest)
STATE OF NEBRASKA	\
COUNTY OF ADAMS) ss.)
	ment was acknowledged before me this 23rd day of June, 2021, by d Staci R. Moody-Gilbert, Spouse of Grantor.

GENERAL NOTARY – State of Nebraska MICHAEL L. RICKERT My Comm. Exp. August 24, 2024

Exhibit "A" Legal Description

An undivided one-sixth (1/6) interest in the following:

Tract 1: A parcel of land located in the Northwest Quarter of Section 14 and in the Southwest Quarter of Section 11, Township 1 North, Range 11 West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Southeast corner of Government Lot 1 in the Northwest Quarter of Said Section 14; thence N88°38'16"W (assumed bearing) on the South line of said Government Lot 1, a distance of 984.21 feet to the Southeast corner of County Supervisor's Lot 2; thence N00°18'28"E on the East line of said Lot 2, a distance of 599.93 feet to the point of beginning; thence continuing N00°18'28"E on said East line, a distance of 383.98 feet to the present day South bank of the Republican River; thence N18°26'25"E continuing on said East line, a distance of 86.00 feet to the centerline of said river as calculated by the measured distance at halfway between the current banks of the river; thence Northwesterly on said centerline, the following courses: N71°33'35W, 30.47 feet; N84°41'14"W, 102.57 feet; N87°54'01"W, 92.39 feet; N86°36'31"W, 145.98 feet; N75°08'04"W, 45.14 feet; N63°34'01"W, 91.38 feet; N57°06'13"W, 155.28 feet; N65°34'01"W, 75.30 feet; N55°28'23"W, 418.46 feet; thence S34°31'37"W, perpendicular to said centerline, a distance of 447.08 feet to the original government meander line; thence S00°14'27"W, a distance of 619.26 feet to the centerline of River Road and the Beginning of a curve concave to the Southwest having a radius of 958.00 feet; thence on said curve, the chord of which bears S86°36'01"E, an arc distance of 101.78 feet (101.73 feet chord distance); thence S75°21'51"E on said centerline, a distance of 220.00 feet to the beginning of a curve concave to the Northeast having a radius of 635.82 feet; thence on said curve, the chord of which bears N89°25'35"E, an arc distance of 335.85 feet (331.96 feet chord distance); thence N77°56'31"E on said centerline, a distance of 436.83 feet to the beginning of a curve concave to the Northeast having a radius of 920.72 feet; thence on said curve, the chord of which bears N74°31'26"E, an arc distance of 199.00 feet (198.61 feed chord distance) to the point of beginning; AND EXCEPT tracts conveyed to Webster County in Deed Book 24, Page 413 and Deed Book 28, Page 399.

Agricultural Land Sales Worksheet

Cnty No.	Bo	ok	Page	Sa	ıle Date			Mark Society	S	chool I	Dist	rict Code					
91	202	21	2331	7/2	6/2021	Base: 91-0002 Affiliated: Unified:											
Location II)	Sale	Number	Useabilit	y & Code #	Parcel Number											
00191050	0	2	228	1		GeoCde	GeoCde Twn Rng Sect Qrt Subdiv Area E							Bik	Blk Parcel		
	Da	ate of S	ale Assessed	Value		4371 2 11 26 4 00000 1 000							8	745			
Land		Imp	rovements		Total		D	ate of	Sale	Prope	rty	Classific	ation (Code		AY N	
42,1	L65		325,235		367,400	Status	Pro	perty Ty	уре	Zonir	g	Location	Cit	y Size	Parcel Size		
	Irrigation Type:				,	A) 1	B)	05		c) 5		D) 3	E)	0	F)	8	
LCG		1	CRES:	V/	ALUE:		LCG		104 2144	A	CRI	ES:	6)	VAL	UE:		
IRRIGATED							ASSLA	ND 1	G1			1.610				085	
	1A								1G								
	2A1							2	GI		8	8.180			10,	595	
	2A								2G								
	3A1							3	G1								
	3A							•	3G								
	4A1							40	Gl								
	4A						_		4G								
DRYLAND	1D1						Shelterb	elt/Timb	er								
·	1D			_				Accreti	on								
	2D1			<u> </u>		l <u></u>		Was			7	7.050			1,	410	
	2D							Otl									
·	3D1					AG L	AND '		-		16	5.840			14,	090	
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	4D1							arm Sit	-+			2.000				075	
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	.11:				238,485	 :	R	Lecreation	_								
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04.04	55				30,730	INOI	r-AG.	IUIA	ப			3.000	_		۷8,	075	

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
001910500	
	(Continue on back)

NEBRASKA Good Life, Great Service.



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 re-	corded unless this stateme	nt is signed and ite	ems 1-25 are accu	rately completed.	
1 County Name	2 County Nu WEBSTER - 91	ımber	3 Date of Sale/Tran Mo. 07 Day	sfer 26 _{Yr.} 2021	4 Date of Deed Mo Da	y 3 / Yr. 2021
5 Grantor's Name. Addre	ess, and Telephone (Please I	Print)		Address, and Teleph		y <u> </u>
Grantor's Name (Seller)	ee and Karen Elliott,		Grantee's Name (Br Tracy G and		(i loudo Fillit)	
Street or Other Mailing Add 421 N Seward		114366	Street or Other Mail 829 HWY 28			·:
		Zin Code		<u> </u>	State	Zin Code
Red Cloud	State NE	Zip Code 68970	Red Cloud		State NE	Zip Code 68970
Phone Number (402) 746-3712			Phone Number (402) 746-342		ee a 501(c)(3) organiz grantee a 509(a) fou	
Email Address			Email Address			
	n Number. Check one box in	n categories A and B. Check C i	f property is also a m	obile home.		
(A) Status	Cal Oissals Essaits) Property Type			(C)
✓ Improved Unimproved	Single Family Multi-Family	Industrial Agricultural	Mineral Interests-N Mineral Interests-F		State Assessed	Mobile Home
ioll	Commercial	Recreational	Willeral Interests-r	-roducing	Exempt	
8 Type of Deed C	Conservator	Distribution La	nd Contract/Memo	Partition	Sheriff	Other
= =	corrective	——————————————————————————————————————	ase	Personal Rep.	Trust/Trustee	
	leath Certificate - Transfer on IRS like- 10 Type of Transfer		neral Irrevocable		Warranty	
9 Was transfer part of kind exchange (I.R.C. Exchange) by buyer or	. § 1031 Seller? Auction	Easement Gift	losure Irrevocable	=		ansfer on Death ustee to Beneficiary
Buyer Sell	er 🗹 No 🔲 Court De		or Trust Partition			ther (Explain)
11 Was ownership transferm	red in full? (If No, explain the o	division.)	12 Wa	as real estate purchas	ed for same use? (If I	No, state the intended use.)
		are the trustor and beneficiary rela	-			
Yes No	Aunt or Uncle to Niece		Partnership, or LLC	Self	Oth	er
	Brothers and Sisters	Grandparents	and Grandchild	Spouse		
	Ex-spouse	Parents and C	hild	Step-parent and	Step-child	
14 What is the current mark	set value of the real property?			ge assumed? (If Yes, s	tate the amount and	interest rate.)
16 Does this conveyance di	vide a current parcel of land?		_	✓ No \$	nt or a title company?	% (If Yes, include the name
Yes No			of the agent or tit	tle company contact.)	Yes	No
18 Address of Property 829 HWY 281			19 Name and Addre (Same as Gra	ess of Person to Whom	the Tax Statement S	hould be Sent
Red Cloud, NE 689	170		(Gaine as Gre	intee)		
18a No address assign	ed 18b Vacant land	Ė			•	
	additional pages, if needed.)		1			
(See descriptio	n attached)					
		·				
21 If agricultural, list total nu	imber of acres transferred in t	his transaction				
					1 16	
	including any liabilities as included in the purchase?	ssumed	• • • • • • • • • • • • • • • • • • • •		22 🏺	475,000 <mark>,</mark> 00
		nd attach itemized list.) (see i	nstructions)		23 \$	0,00
		ne 22 minus line 23)			ı c	475,000,00
				• • • • • • • • • • • • • • • • • • • •	24	470,000 00
Under	penalties of law, I declare the	stamp tax, list the exemption nat I have examined this statemen	number	hest of my knowledge	e and halief true as	mplete and
correct, and t	hat I am duly authorized to sig	gn this statement.	3	2001 of thy knowledg	o and belief, little, CC	•
Print or Type	Name of Granties or Authoriz	ed Representative				(402) 746-3613
sign (////////////////////////////////////	2/ // XUI)	W-11/1	-	Attorney		Phone Number
here Signature of	Grantee or Authorized Repres	sentative /	Title	-		Date Date
		Register of Deed's Use Or	nlv			For Dept. Use Only
26 Date Deed Recorded		mp or Exempt Number	28 Recording Data			, or pope ose orny
	Yr. 21 \$ 10(<u> 18.75</u>	BK 2021	1 4a 23	31	
Nebraska Department of Revenue	eu Punamadaa 06 060 0600 D		-	1	Authorized by Neb. R	ev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 3 day
of A.D., 20 21, at 10.46
o'clock M. Recorded in Book 20.10
on Page 2331

County Clerk
10.00 Deputy
Ind Comp Assessor Carded

BOOK <u>2021</u> PAGE <u>2331</u>

NEBRASKA DOCUMENTARY
STAMP TAX
Date S-31-3)
\$1008.75 By YD

JOINT TENANCY WARRANTY DEED

Bill A. Elliott, Trustee of the Bill A. Elliott Revocable Trust dated June 23, 2000, and Karen Elliott, Trustee of the Karen Elliott Revocable Trust dated June 23, 2000, GRANTOR, whether one or more, in consideration of FOUR HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$475,000.00) and other valuable consideration receipt of which is hereby acknowledged, conveys to Tracy G. Smith and Lauri L. Smith, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the Northeast Quarter of the Southeast Quarter (NE4SE4) of Section Twenty-six (26), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Referring to the Northeast corner of said Southeast Quarter of Section Twenty-six (26); thence bearing South in the East line of said Section Twenty-six (26) a distance of 1113.49 feet to a point; thence bearing S88°28'50"W a distance of 94.85 feet to the right-of-way of U.S. Highway No. 281 which point is the Point of Beginning; thence continue bearing S88°28'50"W a distance of 348.59 feet to a point; thence Bearing N8°37'21"W a distance of 92.71 feet to a point; thence Bearing S89°54'05"W a distance of 543.67 feet to a point; thence bearing N0°14'41"W a distance of 487.66 feet to a point; thence bearing N39°06'14"E a distance of 283.41 feet to a point; thence bearing N1°23'23"E a distance of 327.67 feet to the north line of the Southeast Quarter of Section 26; thence Bearing S89°57'20"E in said North line a distance of 723.23 feet to the right-of-way line of said Highway, said point Bears N89°57'20"W of the Northeast Corner of said Southeast Quarter a distance of 93.00 feet; thence Bearing S0°05'36"W in the right-of-way line a distance of 1116.16 feet to the point of beginning; said tract containing 20.461 acres more or less.

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 easements and restrictions of record; (2) has legal power and lawful authority to convey the same; (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed August <u>\$\frac{2}{2}\$</u>, 2021.

Bell A. Elliott, Trustee Karen Elliott, Trustee

Karen Elliott, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on August _______, 2021, by Bill A. Elliott, Trustee of the Bill A. Elliott Revocable Trust Trust, and by Karen Elliott, Trustee of the Karen Elliott Revocable Trust dated June 23, 2000.

GENERAL NOTARY - State of Nebraska DAVID B. GARWOOD My Comm. Exp. October 22, 2022

Comm. expires 10-99-7079

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		S	Sale Date						S	chool Dis	strict Coc	le				
91	20	21	2052		7/	13/2021	Ва	se:	91-	007	0074 Affiliated: Unified:								
Location 1	D	Sale	Number	Us	eabil	ity & Code #							Parcel I	Number					
0003047	00	<u> </u>	202	4 08		Geo	Cde	Tw		Rng	Se	ct Qrt	Subdiv	Area	Blk	Parcel			
	Da	ite of S	ale Assessed	d Value			41	L33	4414 7 5		<u></u>	0	0 0	20005		012	0000		
Land	35.05	Imp	rovements			Total				Da	Date of Sale Property Classification Code								
5 .	240		<u>alijo sekir i irapertektira a</u>	5,240				tatus		Pron	roperty Type Zoning				Location City Size				
Assessor Loc		BLUE	. HTT.T. (1	BH)			A)	2	100	3)	01	P	C) 1	D) 1	E)	6	Parcel Size F) 3		
		 				Resident		n Nama		1				Comme		ine.			
	Mult	tinle Im	provements:	Multir	ale Imr	a application of the second	ere e e e e e e e e e e e e e e e e e e		wington.	M	ultiple	Imne	ovements.:				转程等指定的 。1		
		elegi eli eli i ele	uction Date:		ruction						onstruci								
		Const	Floor:	Floor						+	oor Sq.		Jacc .				•		
		Buildin	g Cost New:	Cost:		•					ost :	16.							
Single Family Style:				10.000	Merica Alex	l Condition:	5 (4) (5) (5) (5) (6) (6) (6) (6) (6) (6) (6) (6) (6) (6	erijs.				rcial	l Occupan	cv Code:					
(100) □ Mob		ie	Carrie, Alexandria	(10)		Worn Out	S. 1.1.184.14.2	244.5T .5S	000000000000000000000000000000000000000		imary			ther1:	and half at the entity	Other2:			
(101) One Story				(20)		Badly Worn				Commercial Construction Class:									
(102) 🗆 Two				(30) □ Average						1	(1) ☐ Fireproof Structural Steel Frame								
(103) □ Split	Level			(40)		Good					2) 🗆		inforced (
(104) 🗆 1 1/2	2 Story			(50)		Very Good				+		M	asonry Bea	aring Walls	,				
(111) 🗆 Bi-L	evel			(60) Excellent							4) 🗆	W	ood or Ste	el Framed	Ext. W	alls			
(106) 🗆 Othe	er									(5) 🗆	M	etal Frame	and Walls		,			
Townhouse or	Duplex	Style:		Residential Quality: (6) Pole Frame															
(301) 🗆 One	Story			(10)		Low				C	ost Ra	nk:			Condi	ion:			
(302) 🛘 Two	Story			(20)		Fair				(1	10) 🗆	Lo	w		(10) I	J Worr	ı Out		
(307) 🗆 1 1/2	2 Story			(30)		Average				(2	20) 🗆	Av	летаде		(20) [□ Badly	Wom		
(308) □ Split	Level			(40)		Good				(30) ☐ Above Average (30) ☐ Average							age		
(309) 🗆 2 1/2	Story			(50)		Very Good				(40) □ High (40) □ Good						<u> </u>			
(304) □ One	Story D	uplex		(60)		Excellent									(50) [] Very	Good		
(305) 🗆 Two	Story D	uplex		N.S.								, in			(60) [] Excel	lent		
Assessor's	Adjus	stment	to Sale P	rice ((+ or	· -):	-												
Assessor Cor	nments	and R	leason for A	djust	ment:														
WD																•			
			<u> </u>																
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Cammont G		d= **		104							*								
Comments fr 0003047				_					Com	men	its:								
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NEBRASKA Good Life Great Service

Real Estate Transfer Statement

FORM 521

0

Day Nebraska Department of Revenue • 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. County Name 2 County Number 3 Date of Sale/Transfe 4 Date of Deed WEBSTER - 91 Day _ Mo. Yr. 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) South Central Economic Development District, Inc. Grantor's Name (Seller) Community Redevelopment Authority of the City of Blue Hill Street or Other Mailing Address Street or Other Mailing Address 517 West Gage Street, P.O. Box 277 401 East Avenue, 2nd Floor, P.O. Box 79 Zip Code 68930 City Blue Hill ^{City} Holdrege State NE Zip Code 68949 Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Phone Number (308) 455-4770 Phone Number (402) 756-2056 No Yes Email Address Email Address citvofbluehill@gtmc.net sharonh@scedd.us 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved √ Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family Agricultura! Mineral Interests-Producing Exempt Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Revocable Trust Distribution Foreclosure Irrevocable Trust Transfer on Death Auction Life Estate Trustee to Beneficiary Yes V No Partition Satisfaction of Contract Other (Explain) Redevelopment Court Decree Exchange Grantor Trust 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes √ Yes ☐ No ☐ No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Yes Self 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.) \$5,240 Yes V No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes _ Yes √ No **√** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent South Central Economic Development District, Inc. 802 West Saline Street 401 East Avenue, 2nd Floor Blue Hill, NE P.O. Box 79 18a No address assigned Holdrege, NE 68949 18b 📝 Vacant land 20 Legal Description Lots 1 & 4, Block 12 Original Town of Blue Hill, Webster County, Nebraska 21 If agricultural, list total number of agres. 0.00 22 23 Was non-real property included in the purchase? 🗌 Yes 📝 No (If Yes, enter dollar amount and attach itemized list.) 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number $\frac{76-902(2)}{2}$ 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. Executive Director here Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded ecording Data

2021

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

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 2 day
of 0 A.D., 2021, at 1:20
o'clock po M. Recorded in Book 2021
on Page 2052-2053 otsch County Clerk 1 Deputy __Assessor___Carded__ Comp___



After recording return to: Andrew R. Willis Cline Williams Wright Johnson & Oldfather, L.L.P. 233 S 13th Street, Suite 1900 Lincoln, NE 68508

WARRANTY DEED

The Community Redevelopment Authority of the City of Blue Hill, Nebraska, a municipal corporation ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration received from South Central Economic Development District, Inc., a Nebraska nonprofit corporation ("Grantee") hereby grants and conveys to Grantee the real estate (as defined in Neb. Rev. Stat. §76-201) legally described as follows:

> Lot One (1) and Lot Four (4), Block Twelve (12) Original Town of Blue Hill, Webster County, Nebraska (the "Property").

Grantor covenants with Grantee that Grantor:

- Is lawfully seised of such real estate and that it is free from liens and encumbrances except easements, covenants, and restrictions of record;
- 2. Has the legal power and lawful authority to convey the real estate to Grantee:

Warrants and will defend title to the real estate against the claims of all persons.

Executed this <u>5</u> day of _ __, 2021.

"GRANTOR".

COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF BLUE HILL, NEBRASKA, a municipal corporation

how Klen
_, Cheirperson Levelary [NOTARY PAGE TO FOLLOW]

STATE OF NEBRASKA

)ss:

COUNTY OF WEBSTER

The foregoing instrument was acknowledged before me this <u>15</u> day of <u>July</u>, 2021, by <u>Nicco affer</u>, Chairperset of the Community Redevelopment Authority of the City of Blue Hill, Nebraska, on behalf of the Authority.

Notary Public

A General Notary - State of Nebraska
LORI D. MEENTS
My Comm. Exp. Dec. 2, 2023.

4827-5368-4208, v. 1

Residential & Commercial Sales Worksheet

1	Cnty No.	Во	ok	Page		S	ale Date					Scl	hool Dis	le :						
Date of Sale Assessed Value	91	20:	21	2062		8/	2/2021	Base:	91-0	0002		Affil	iated:		U					
Date of Sale Assessed Value	Location	\mathbf{m}	Sale N	Number	Usea	abil	ity & Code#						Parcel I	Number						
Land Improvements	000143	700	2	03	:	L.		GeoCde	Twi	ı R	ng	Sect	Qrt	Subdiv	Are	a	Blk	Parcel		
S55 30,500 31,055 Status Property Type Zonting Location City Size Parcel Size		Da	ate of Sal	e Assessed	l Value			4491				00	0	10030			004	0000		
Assessor Location: RED CLOUD (RC)	Land		Impr	ovements			Total			Date	of S	Sale I	Property	/ Classifi	catio	n C	ode			
Residential Multiple Improvements Multiple Impro		555		30,50	0 31,055 Status				Status Property Type Zoning Location City							City	Size	Parcel Size		
Multiple Improvements: Multiple Improvements: Construction Date 1.898 Construction Date Co	Assessor Lo	cation:	RED C	LOUD (I	 RC)			A) 1	В)) (1		C) 1	D) 1	Е)	6	F) 1		
Construction Date Fistor						與 於 對 第	Residential							Comme	rcial					
Floor Floor Floor Sq. Pt. 1,190 Floor Sq. Pt.		Muh	tiple Impi	rovements:	Multiple	e. Imp	provements.:			Mult	iple.	Improv	vements.:				· · · · · ·			
Building Cost New: Cost : 106,140 Cost : Commercial Occupancy Code:		September 19. Kanpangan	Constru	ction Date:	Constru	ction	Date: 18	98		Cons	truc	tion Da	te:							
Single Family Style: 101 Residential Condition: 25 Commercial Occupancy Code:		Floor				q. Ft.	: 1,1	90		Floo	Sq.	Ft. :								
Mobile Home (10)	Building Cost New				Cost:		106,1	40		Cost	:									
Commercial Construction Class: Commercial Construction Class: Cloy Good Good Cloy Freproof Structural Steel Frame Cloy I 1/2 Story Good Cloy Reinforced Concrete Frame Cloy I 1/2 Story Good Cloy Reinforced Concrete Frame Cloy I 1/2 Story Good Cloy Reinforced Concrete Frame Cloy I 1/2 Story Good Cloy Reinforced Concrete Frame Cloy I 1/2 Story Good Cloy Residential Cloy Cloy	Single Family	Style:	101		Reside	ntia	l Condition: 2	5		Con	ıme	rcial (Occupan	cy Code:						
100	(100) 🗆 Mo	bile Hon	ne		(10)		Worn Out			Prin	ıary	:	Ot	herl:		0	ther2:			
103	(101) 🗷 On	e Story			(20) E	*	Badly Wom			Con	ıme	rcial (Construc	tion Class	•					
11/2 Story	(102) 🗆 Tw	o Story			(30) 🗷 Average															
Comments from Comments fro	(103) □ Spl	it Level			(40) [Good			(2)	Г	Rei	nforced C	oncrete Fr	ame					
106	(104) 🗆 11.	/2 Story			(50)		Very Good			(3)	Г	Mas	sonry Bea	ring Walls						
Comments from Comments Comm	(111) 🗆 Bi-	Level			(60) E		Excellent			(4)		Wo	od or Ste	el Framed	Ext. V	Valls	5			
Contract Condition Cost Rank Condition Condi	(106) □ Otl	ner								(5)		Met Met	al Frame	and Walls						
1 1 2 1 2 2 3 3 4 4 4 4 4 4 4 4	Townhouse o	r Duplex	Style:		Reside	ntia	Quality: 20			(6)		Pole	Frame							
307	(301) □ On	e Story			(10) [Low			Cos	t Ra	nk:			Cond	itio	n:			
308	(302) 🗆 Tw	o Story			(20) E	×	Fair			(10)		Low	7		(10)		Worn	Out		
(309) □ 2 1/2 Story (50) □ Very Good (40) □ High (40) □ Good (304) □ One Story Duplex (60) □ Excellent (50) □ Very Good (305) □ Two Story Duplex (60) □ Excellent (60) □ Excell	(307) 🗆 1 1.	/2 Story			(30) E]	Average			(20)		Ave	rage		(20)		Badly	Worn		
Comments from Comments Comm	(308) □ Spl	it Level			(40)		Good			(30)		Abo	ve Avera	ge	(30)		Ачегая	ge		
(305) Two Story Duplex	(309) 🗆 21.	2 Story			(50) E		Very Good			(40)		Hig	h		(40)		Good			
Assessor's Adjustment to Sale Price (+ or -): Assessor Comments and Reason for Adjustment: WD Comments from Comments: 000143700	(304) 🗆 On	e Story D	uplex		(60) Excellent						S				(50)		Very (Good		
Assessor Comments and Reason for Adjustment: WD Comments from Comments:	(305) □ Tw	o Story D	Juplex			Sept. Sur St.									(60)		Excell	ent		
WD Comments from Comments: 000143700	Assessor's	s Adjus	stment 1	to Sale P	rice (+	- 01	· -):													
Comments from Comments: 000143700	Assessor Co	omment:	s and Re	ason for A	djustm	ent														
000143700	WD																			
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(Continue on vack)																	(Conti	inue on back)		

NEBRASKA

Good Life. Great Service.

Real Estate Transfer Statement

FORM 521

DEPARTMENT OF REVENUE

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.

	t is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed) 2021
WEBSTER - 91 ▼		y <u>2</u> Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	
Ronda Petsch and Jessica Petsch Prellwitz	Katilynn Schriner	
Street or Other Mailing Address (152 Koad 2100	Street or Other Mailing Address 53 N Seward Street	
City de Pork NE 68942	City State NE	Zip Code 68970
Phone Number	Phone Number Is the grantee a 501(c)(3) organiz	zation? Yes V No
Email Addréss	(402) 746-4584 If Yes, is the grantee a 509(a) for Email Address	ndation? Yes V No
n/a	n/a	
7 Property Classification Number. Check one box in categories A and B. Check C if (A) Status (B)	Property Type	(C)
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed	
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	<u></u>
Och Commercial Recreational		
8 Type of Deed Conservator Distribution Lar	nd Contract/Memo Partition Sheriff	Other
Bill of Sale Corrective Easement Lea	ase Personal Rep. Trust/Trustee	
	neral Quit Claim Warranty	
9 Was transfer part of IRS like- kind exchange (I.R.C. § 1031	,	ransfer on Death
kind exchange (I.R.C. § 1031 Auction Easement Gift		rustee to Beneficiary
Buyer Seller No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	rTrust Partition Satisfaction of Contract C 12 Was real estate purchased for same use? (If	ther (Explain) No. state the intended use `
✓ Yes No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)	
	artnership, or LLC Self Oth	er
Brothers and Sisters Grandparents a	-	
Ex-spouse Parents and Ch		
14 What is the current market value of the real property? \$27,000	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)
16 Does this conveyance divide a current parcel of land?	✓ Yes	2 (If Vas. include the name
Yes V No	of the agent or title company contact.) ves Southern	Title, LLC No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	Should be Sent
53 N Seward St	Grantee	
Red Cloud, NE 68970		
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.)	addition to Dod Olevel Maketer Occur	
Lots Eight (8) and Nine (9), Block Four (4), Garbrs A	addition to Red Cloud, Webster Count	y, Nebraska
21 If agricultural, list total number of acres transferred in this transaction		
	•	
22 Total purchase price, including any liabilities assumed		27,000 <mark>.</mark> 00
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see it	\$	
Yes No (If Yes, enter dollar amount and attach itemized list.) (see it	nstructions)	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		27,000μ00
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 statemer		omplete, and
correct, and that I am duly authorized to sign this statement. Katilynn Schriner		(402) 746-4584
Print or Type Name of Grantee or Authorized Representative		Phone Number
sign Cottlism Chinon	Grantee	8/2/2021
here Signature of Grantee or Authorized Representative	Title	Date
Register of Deed's Use On	lv	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	. or pept use only
Mo. 8 Day 3 Yr. 21 \$ 60.75	BK2021 Pa 2062	
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	Authorized by Neb. F	Rev. Stat. §§ 76-214, 77-1327(2)

	BOOK <u>202</u> PAGE <u>206</u>
State of Nebraska Ss. County of Webster	
Entered on the numerical index and filed for record in the	
Clerk's office of said county this 3 day	
of Aug A.D., 2021 at 8:59	
o'ctock OM. Recorded in Book 202	NEBRASKA DOCUMENTARY
of Ruge Petach County Clerk	STAMP TAX Date8-3-21
Ind Comp Assessor Carded	\$ 60.75 Byas
IndCompAssessorCarded	
_	
Return to: Southern Title, LLC	
P O Box 221 Red Cloud, NE 68970	
WARRAN	TY DEED
Ronda Petsch, a single person, and Jessica Prellw wife and husband, Grantors, in consideration of C consideration received from Grantee, Katilynn Sc described real estate (as defined in Neb. Rev. Stat	ONE DOLLAR (\$1.00) and other valuable thriner, convey to Grantee, the following
Lots Eight (8) and Nine (9), Block Four (4), Garb Nebraska	er's Addition to Red Cloud, Webster County,
Grantors covenant, jointly and severally, with Grantors	antee that Grantors:
(1) are lawfully seised of such real estate	e and that it is free from encumbrances;
(2) have legal power and lawful authorit	
Executed August 2, 2021.	
Ronda Betsch	arica Palling
Ronda Petsch	Jessica Prellwitz
My Enth	
STATE OF NEBRASKA)	
) ss.	
COUNTY OF WEBSTER)	
The foregoing instrument was acknowledged beforenda Petsch, a single person.	ore me on August 2, 2021 by
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2021	Deese & Therbald
STATE OF NEBRASKA)	
COUNTY OF WEBSTER)	
The foregoing instrument was acknowledged bef Jessica Prellwitz, formerly Jessica Petsch and Ky	fore me on August 2, 2021 by

GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2021

Agricultural Land Sales Worksheet

	der videnska kilomet i sijdenska krijevet fazzel i 1800 tim en i ne	V PROPERTY.	Date	为数据等的 数。	36,757,5753				strict Cod	•					
91 2021	2073	7/23	/2021	Base: 9	91-00	74	Affi	liated:		Unified:					
Location ID S	Sale Number	Useability	& Code#	14.14											
001302700	204	4	05	GeoCde	Twn	Rng	Sea	t Qrt	Subdiv	Area	Blk	Parcel			
Date o	of Sale Assessed V	alue	rate of the second	4135	4	9	5	1	00000	1	000	2790			
Land]	Improvements	To	ital	**************************************	Ъ	ate of	cation Code								
102,305	and the control of th	102,305		Status	Pro	perty Ty	ре	Zoning	Locatio	n Ci	y Size	Parcel Size			
Irr	igation Type:	I		A) 2	B)	05		c) 5	D) 3	E)	0	F) 9			
LCG	ACRES:	VAL	UE:	8 (1 8 8 5 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	LCG			AC	RES:		VAL	Ü E:			
IRRIGATED 1A1				GR	LASSLA	ND 10	G1		19.000			24,605			
1A]	lG								
2A1						20	G1		60.000			77,700			
2A						2	2G								
3A1						30	G1								
3A						3	3G								
4A1						40	G1								
4A							4G								
DRYLAND 1D1				,	Shelterbe	elt/Timb	рет								
1D						Accreti	on								
2D1						Was	ste								
2D						Oth									
3D1				AG L	AND T		-		79.000		1	02,305			
3D						Roa	\rightarrow		1.000						
4D1					F	arm Sit	tes								
4D						ome Sit	-+								
Professional Profe					F	Recreati	on								
Dwellings	in the second se				Oth	-			<u> </u>	· · · · · · · · · · · · · · · · · · ·					
Outbuildings				No	n-AG	ГОТА	\mathbf{L}		1.000			**			

Dwellings	Other		
Outbuildings	Non-AG TOTAL	1.000	
Assessor's Adjustment to Sale Price (+ or -):	Total Recap	oture Value:	
Assessor Comments and Reason for Adjustment:	- Annual Control of the Control of t		
WD; TRANSFER INTO FAMILY CORP			
	1 11980		
•			
		A LOCATION OF TRANSPORTED AND A STATE OF THE	:
Comments from	Comments:		
001302700			
			(Continue on back)
	-		PAT 96-106-99

Real Estate Transfer Statement

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



FORM

Good Life. Great Service.

DEPARTMENT OF REVENUE

Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019

• 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.

1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 07 Day __23 WEBSTER - 91 Mo. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Rose Hill Farms, Inc. Dennis P. Jones & M. Elizabeth Jones & Mary Ellen Moore Street or Other Mailing Address 10085 N. 65th Street Street or Other Mailing Address 10085 N. 65th Street Zip Code 80503 City Longmont City Longmont Zip Code 80503 Phone Number (303) 818-6155 Is the grantee a 501(c)(3) organization? Phone Number (303) 818-6155 **✓** No If Yes, is the grantee a 509(a) foundation? Email Address N/a Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement]Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Sale Easement Gift Life Estate Trustee to Beneficiary Seller No Buyer Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) trans to fam corp 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No 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 Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC 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.) \$20,000 V No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes V No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent rural Webster County Rose Hill Farms, Inc. 10085 N. 65th Street Longmont, CO 80503 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) An undivided one-half interest in and to: The West Half of the Northeast Quarter (W1/2NE1/4) of Section Five (5), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska. 21 If agricultural, list total number of acres transferred in this transaction 22 $0^{l}.00$ 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 0100 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. Mark A. Beck (402) 463-4500 Phone Number Attorney Signature of Grantee or Authorized Representative Title Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 8 a073 Day Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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 4 of the A.D., 2021, at 9:56 o'clock A.M. Recorded in Book 2021 on Page 2013-2014 County Clerk 1) Deputy 16.00 Assessor___Carded__

NEBRASKA DOCUMENTARY

Return to: Beck Law Office, P.C., LLO P.O. Box 10 Hastings, NE 68902

Ind Comp_

WARRANTY DEED

DENNIS P. JONES and M. ELIZABETH JONES, Husband and Wife, and MARY ELLEN MOORE, a Single Person, GRANTOR, in consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION, received from GRANTEE, ROSE HILL FARMS, Inc, A Nebraska Corporation, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided One-Half Interest in and to: The West Half of the Northeast Quarter (W-2NE4) of Section Five (5), Township Four (4) North, Range Nine (9) West of the 6th P.M., 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 except for easements and restrictions of
- (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 as of the 330 day of July, 2021.

Joni L. Budden Notary Public State of Colorado Notary ID 20084008143 My Commission Expires 5/11/2024

M. Elizabeth Jones

Mary Ellen Moore

STATE OF COLORADO

) ss.

COUNTY OF Boulder

The foregoing instrument was acknowledged before me on this $\frac{2\ell}{2}$ day of $\frac{3u}{4}$, 2021, by Dennis P. Jones and M. Elizabeth Jones, Husband and Wife.

BOOK 2021 F	AGE 20	74
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STATE (OF 1	NEBRASKA)	
)	ss.
COUNTY	OF	ADAMS)	

The foregoing instrument was acknowledged before me on this 300 day of July, 2021, by Mary Ellen Moore, a Single Person.

GENERAL NOTARY - State of Nebraska RENAE B. HULL My Comm. Exp. November 11, 2022

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page			Sale Date					S	choo	Dis	trict Cod	le			
91	20	21	2075		8,	/4/2021	Base:	91	- 00	02	Aff	iliate	d:		Ţ	Inifi	ied:	
Location	n ID	Sale	Number	U:	seabil	ity & Code#						Par	cel N	Number				
000102	100		205		1		GeoCde	T	wn	n Rng Se		ct	Qrt	t Subdiv		Area Bl		Parcel
	Da	ate of S	ale Assessec	l Val	ue'		4371				0	0	0	10005			003	0000
Lanc	1.	Imp	rovements			Total	76.19		D	ate of S	Sale	Prop	erty	Classifi	catio	n C	ode	
	570		26,52	5		27,095	Status		Pro	perty Ty	pe .	Zoi	ning	Locatio	Location City Size			
Assessor Lo	ocation:	RED	CLOUD (RC)			A) 1		B)	01		C)	1	D) 1	1	Ξ)	6	F) 1
						Residential								Comme	rcial			
2000	Mul	tiple Im	provements:	Multi	ple. Im	provements.:]	Multiple.	Impr	oveme	nts.:					
		Constr	uction Date:	Cons	truction	Date: 19	00			Construct	ion I	Date:						
			Floor:	Floor	Sq. Ft.	: 8	68]	Floor Sq.	Ft. :							
为特别 的		Buildin	g Cost New:	Cost	:	93,2	60			Cost:								
Single Famil	y Style:	101		Resi	dentia	l Condition: 2	0			Comme	rcia	l Occi	ıpan	cy Code:				
(100) 🗆 Mo	obile Hon	ne		(10)		Worn Out				Primary:	:		Ot	her1:		C	Other2:	
(101) 🗷 On	ne Story			(20)	**	Badly Worn			2	Comme	rcia	l Cons	struc	tion Class				
(102) 🗆 Tw	o Story			(30)		Average				(1)	Fi	reproc	of Str	uctural Ste	el Fr	ame		
(103) 🗆 Sp	lit Level			(40) □ Good						(2)	Re	einforc	ced C	oncrete Fr	ame			
(104) 🗆 11	/2 Story			(50)		Very Good				(3)	M	asonr	y Bea	ring Walls				
(111) 🗆 Bi-	-Level		100	(60) □ Excellent						(4)	W	ood o	r Stee	el Framed	Ext.	Wall	s	
(106) □ Ot	her									(5) Metal Frame and Walls								
Townhouse o	r Duplex	Style:		Resi	dentia	l Quality: 20			90.00 Vicini Vicini	` '		le Fra						
(301) 🗆 On	ne Story			(10)		Low			j	Cost Ra	nk:	Magazia Magazia			Con	ditio	n:	
(302) □ Tw	o Story			(20)	*	Fair				(10)	Lo	w			(10)		Worn	Out
(307) 🗆 11	/2 Story			(30)		Average				(20)	Av	verage	:		(20)		Badly	Worn
(308) 🗆 Sp	lit Level			(40)		Good				(30) 🗆	Al	bove A	Avera	ge	(30)		Avera	ge
(309) 🗆 21	/2 Story			(50)		Very Good				(40) □					(40)		Good	
(304) 🗆 On				(60)		Excellent		Zer au			i e				(50)		Very (Good
(305) □ Tw	70 Story E	ouplex							18			Flags.			(60)		Excell	ent
Assessor'	s Adjus	stment	t to Sale P	rice	(+ 01	r -):												
Assessor C	omment:	s and R	leason for A	djus	tment	•	-0734											,.
WD																		
Comment	£																	
Comments 000102								COL	nme	ents:								
333132																		
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														****			(Cont	inue on back)
							4,											***************************************

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement and structions on reverse side. • 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.

a05

FORM 521

DEPARTMENT OF REVENUE

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 8 Day 4 Yr. 21 Mo. 1 Day 23 Yr. 21
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) David and Linda Mans	Grantee's Name (Buyer) Jim Owens
Street or Other Mailing Address 645 Road 1100	Street or Other Mailing Address 522 North Webster
City State Zip Code Red Cloud NE 68970	City State Zip Code Red Cloud NE 68970
Phone Number (402) 746-2774	Phone Number Is the grantee a 501(c)(3) organization? Yes V No. (402) 746-2774 If Yes, is the grantee a 509(a) foundation? Yes V No. (402) 746-2774 If Yes, is the grantee a 509(a) foundation?
Email Address	Email Address NA
7 Property Classification Number. Check one box in categories A and B. Check C if	
(A) Status (B)	Property Type (C)
✓ Improved ✓ Single Family Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
8 Type of Deed Conservator Distribution Lan Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Min	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No. Court Decree Exchange Granto	Life Estate Sale Trustee to Beneficiary r 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
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes No Aunt or Uncle to Niece or Nephew Family Corp., P. Brothers and Sisters Grandparents and Ch	artnership, or LLC Self Other nd Grandchild Spouse
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$22,500 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
Yes No	of the agent or title company contact.) Yes \int \text{No.}
i e e e e e e e e e e e e e e e e e e e	19 Name and Address of Person to Whom the Tax Statement Should be Sent Jim Owens, 522 North Webster, Red Cloud, Nebraska 68970
18a No address assigned 18b Vacant land	
20 Legal Description (Attach additional pages, if needed.) Lots Four (4) and Five (5), Block Three (3), Original 21 If agricultural, list total number of acres transferred in this transaction	Town of Red Cloud, Webster County, Nebraska
22 Total purchase price, including any liabilities assumed	22 \$ 22,500.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$
25 If this transfer is exempt from the documentary stamp tax, list the exemption	
	t and that it is, to the best of my knowledge and belief, true, complete, and
Sign Print or Type Name of Grantee or Authorized Representative	Phone Number Grantee
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use Onl	ly For Dept. Use Only
Mo. 8 Day 4 Yr. 21 \$51.75	28 Recording Data BK2021, P. 2075
lebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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 day
of aug A.D., 20 21, at 11:32
o'clock OM. Recorded in Book 202
on Page <u>2015</u>
Jause Petrolitounty Clerk
Deputy
IndCompAssessorCarded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-4-21
\$ 51.75 By (1)

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

WARRANTY DEED

Dave Mans and Linda Mans, husband and wife, Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration, received from Grantee, Jim Owens, a single person, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Four (4) and Five (5), Block Three (3), Original Town of Red Cloud, Webster County, Nebraska.

Grantor covenants, jointly and severally, 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 January 23, 2017.

Jan 22 Mans

David Mans

Linda Mans

STATE OF NEBRASKA, COUNTY OF WEBSTER

226

The foregoing instrument was acknowledged before me on Javen 23, 2017 by David Mans and Linda Mans, husband and wife.

GENERAL NOTARY - State of Nebraska
DON E. THEOBALD
My Comm. Exp. October 28, 2020

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		2	Sale Date	School District Code												
91	20	21	2076		8,	/3/2021	Base:	91-	007	74	Affi	liated:		Uı	nifie	ed:			
Location	D	Sale]	Number	Us	eabil	ity & Code#						Parcel 1	Number						
0003147	700	2	06		1		GeoCde	Τv	VII.	Rng	Sec	t Qrt	Subdiv	Are	a .	Blk	Parcel		
	Da	ate of Sa	le Assessed	Valı	ie		4133	4133 00 0 20010									0000		
Land		Impi	rovements			Total		Date of Sale Property Classification Code											
1	,470		28,58	0		30,050	Status		Prope	erty Ty	pe	oe Zoning Locatio			City S	Size	Parcel Size		
Assessor Lo	cation:	BLUE	HILL (3H)		,	A) 1	I	3)	01		C) 1	D) 1	E)	• (6	F) 1		
						Residential							Comme	cial	oria Al-F				
	Mul	tiple Imp	rovements:	Multip	ole. Im	provements.:			M	ultiple.	Impro	vements.:							
		Constru	iction Date:	Const	ruction	Date: 19	00		Co	onstruct	ion D	ate:							
			Floor:	Floor	Sq. Ft.	: 1,4	28		Fle	oor Sq.	Ft. :			•		•			
		Building	Cost New:	Cost:		136,9	10		Co	ost:			-						
Single Family	Style:	101		Resi	dentia	l Condition: 2)		C	ommei	rcial	Occupan	cy Code:						
(100) 🗆 Mo	bile Hon	ne		(10)		Worn Out			Pr	imary:		Ot	her1:		Ot	her2:			
(101) 🗷 One	e Story			(20)	*	Badly Worn			C	ommei	rcial	Construc	tion Class:						
(102) □ Tw	o Story			(30)		Average			(1) 🗆	Fire	proof Str	uctural Stee	l Frar	ne	•			
(103) □ Spl	it Level			(40) □ Good						2) 🗆	Rei	nforced C	oncrete Fra	me					
(104) 🗆 11/	2 Story			(50) U Very Good						3) 🗆	Ma	sonry Bea	ring Walls						
(111) 🗆 Bi-l	Level			(60) □ Excellent					(4	4) 🗆	We	od or Stee	el Framed I	ext. W	alls				
(106) □ Oth	ier									(5)									
Townhouse or	r Duplex	Style:		Resid	lentia	l Quality: 20			(6) 🗆	Pol	е Frame	-						
(301) 🗆 One	e Story			(10)		Low			Ce	ost Rai	ık:			Condi	tion				
(302) 🗆 Two	o Story			(20)	メ	Fair			(1	0) 🗆	Lov	w	((10) l	□ T	Worn	Out		
(307) 🗆 1 1/				(30)		Average			(2	20) 🗆	Ave	erage	(20)		Badly '	Worn		
(308) □ Spli	it Level			(40)		Good			(3	io) 🗆	Abo	ove Avera	ge (30) l		Averag	ge		
(309) 🗆 21/	2 Story			(50)		Very Good			(4	10) 🗆	Hig	h	(40) l		Good			
(304) □ One				(60)		Excellent							jalekari Sertenak (50) I	_ T	Very C	lood		
(305) 🗆 Two	Story D	uplex							* * * * * * * * * * * * * * * * * * *				:	60) l		Excelle	ent		
Assessor's																			
Assessor Co	mments	s and Re	ason for A	djust	ment	:													
WD																			
Comments f	rom		,. <u>,</u>				•	'om	men	te.									
0003147		- -						VIII	mell										
	<u>.</u>											****				(Contin	nue on back)		

NEBRASKA

FORM

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 iten Good Life. Great Service.

	ii daditional Spa													
1.0	The deed will not be rea		is stateme											
1 County Name	2 County Nu	mper	7		3 Date of Sale/Transfer Mo. 08 Day 03 Yr. 2021 Mo. 07 Day 22 Yr. 2021									
F 0	WEBSTER - 91			6 Grantee's Name, Address, and Telephone (Please Print)										
Grantor's Name (Selle	ddress, and Telephone (Please i	rint)					, and Telephone	(Please	Print)					
Carli J. Shuck	1,7			Three	Grantee's Name (Buyer) Threefold Cord Holdings LLC									
Street or Other Mailing 803 6th St.	; Address			Street or Other Mailing Address 205 S. Payne / P.O. Box 193										
City Edgar	State NE		Zip Code 68935	City Blue	· · · · · · · · · · · · · · · · · · ·									
Phone Number (402) 224-0322				Phone N (402)	umber 984-4(020	Is the grantee a If Yes, is the gra				√ No √ No			
Email Address N.A.				Email Ad N.A.	dress									
7 Property Classifica	ation Number. Check one box in	categories A and	B. Check C	f property	is also a	mobile hor	me.							
(A) Status		•. •	(E) Propert	у Туре					(C)				
✓ Improved	Single Family	Industrial		Minera	Interests	-Nonproduc	cing []State A	Assessed	Mobile	e Home			
Unimproved	Multi-Family	Agricultural		Minera	Interests	-Producing		Exemp	t	l				
lorr	Commercial	Recreational								1				
8 Type of Deed	Conservator	Distribu	=	ind Contrac	t/Memo	Partitio	=	neriff	_	Other				
Bill of Sale Cemetery	Corrective	Easem	= -	ase		=	• ==	ust/Trust	ee					
	Death Certificate - Transfer on			neral		Quit CI		arranty						
9 Was transfer parkind exchange (i.	t of IRS like- 10 Type of Trai	=		losure _	irrevocal	<u></u>	Revocable Tru	ist	=	ster on Death				
Exchange) by buye	r or seller?	Easemen	<u>'</u>		Life Esta	_	/ Sale		=	tee to Beneficiar	ý.			
	Seller ✓ No Court De sferred in full? (If No, explain the o		⊖ ∐ Gran	or Trust	Partition		Satisfaction of			er (Explain)				
	No	iivision.;			12 V	vas reai esi ✓ Yes	No	or same	use? (IT No	, state the intend	ea use.)			
13 Was the transfer het	ween relatives, or if to a trustee, a	re the trustor and h	anaficianı mi	atimos2 (If V	or shock				***					
☐ Yes ☑			Family Corp.,			Sel		1	Other					
	Brothers and Sisters	. =	arandparents	•		\equiv	use	İ	□ Outer					
	Ex-spcuse	=	Parents and C		211110	= :	p-parent and St	en-child						
14 What is the current of	market value of the real property?	٠		,	he morto		ed? (If Yes, state	·	ount and int	tomot mto)				
\$58,000	manus raido or are rod, proporty.				-	-	\$	ano ann	Junt and m	erest rate.;	٥,			
•	e divide a current parcel of land?			4				r a title c		If Yes, include the	name			
Yes 🗸				of the	agent or	title compa	iny contact.)	Yes A	dams Lan	d Title Co.	No			
18 Address of Property							son to Whom the							
421 W. Gage St. Blue Hill, NE 6893	30			See 0	3rante	ee								
18a No address as		ı												
	ttach additional pages, if needed.			<u> </u>										
			(000°) of	ot Cove	o (7) ol	اعداعدا		r.	T f.	-1 (540) -51				
Nine (9), Block S	/ feet (W20') of the South ix (6), Rhorer's Addition to	the City of Blu	. (092) OI e Hill Mel	ster Cou	n (/), ai	i Oi LOi E	ignt (8) and according to	the Ea	ist i en te	et (E10°) of L	_ot			
(1) = 12 = 11 = 1		and only or blu	o mi, vo	33.01 000	111ty, 140	ibi aska, i	according to	111010	colueu p	iai illeleui.				
21 If agricultural, list total	al number of acres transferred in t	nie transaction												
	a realiser of deres transferres in t	ns transaction												
	ice, including any liabilities as	sumed	· · · · · · · · · · ·					22	\$	58,000	100			
	erty included in the purchase?	•						-	S S	50,000	 66			
Yes ✓ No	(If Yes, enter dollar amount a	nd attach itemize	d list.) (<u>see</u>	instructio	ns)			23			i			
24 Adjusted purchase	e price paid for real estate (lir	e 22 minus line 2	23)					24	5	58,000	100			
25 If this transfer is a	exempt from the documentary	stama tou list th	• overmette.											
Und	der penalties of law, I declare the	at I have evamined	this statem	ot and that	it in to t	a boot of a	mu kanasaladan a		.					
correct, a	ing that I am duly authorized to sig	in this statement.	i ii iio otateiii i	and mai	n 15, 10 u	ie best of i	ny knowledge a	ina bene	i, irue, com	ipieie, and				
	lle L. Kelley									(402) 463~	1198			
eign Printer T	ype Name of Grantee or Authoriz	ed Representative								Phone Number				
sign	mindle Le	My_			Es	scrow C	losing Ager	nt		08-03-20	21			
here Signature	of Grantee or Authorized Repres	sentative		Title						Date				
		Register of Dec	ed's lise O	าไง					— Т	For Dept. Use	Onh			
26 Date Deed Recorded		mp or Exempt Num		28 Recor	ding Data					. or pehr ose	July			
Mo8_ Day(1 s 130	50		R	Kao	~: ()	2076							
lebraska Department of Rev				<u>ر. </u>	1100	~ : ; ; q		Authorized	t by Neb. Rev	. Stat. §§ 76-214, 7.	7-1327(2)			
rorm No. 96-269-2008 10-202	20 Rev. Supersedes 96-269-2008 Rev. Gra		a copy of t	nie dooun	nent for					•				
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 08/04/21

\$ 130.50 By AS

Bk 2021, Pg 2076

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 04 day of August A.D., 2021, at 03:54 o'clock PM. Recorded in Book 2021 on Page 2076

Fee: \$10.00 By: AS Deputy
Electronically Recorded

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

Warranty Deed

The Grantor, CARLI J. SHUCK, A SINGLE PERSON, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to THREEFOLD CORD HOLDINGS LLC, a Nebraska Limited Liability Company, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

The West Twenty feet (W20') of the South Ninety-two feet (S92') of Lot Seven (7), all of Lot Eight (8) and the East Ten feet (E10') of Lot Nine (9), Block Six (6), Rhorer's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

GRANTOR covenants with GRANTEE that GRANTOR:

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

Executed July 22, 2021,

Carli J. Shuck

STATE OF NEBRASKA COUNTY OF ADAMS

ss

On this 22nd day of July, 2021, before me personally appeared Carli J. Shuck.

GENERAL NOTARY - State of Nebraska
DUSTY S. MCKENNA
My Comm. Exp. August 8, 2023

Notary Public - Dusty S. McKenna

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok Pag	e		Sale Date		14.5		S	chool	Dis	strict Co	le	. : -			
91	20	21 209	7	8,	/6/2021	Base: 9	91-0	0002	Aff	iliated	:		Un	ified:			
Location	ı ID	Sale Number		Useabi	ity & Code#					Parc	el I	Number					
000149	700	207		1		GeoCde	Twi	ı Rng	Se	ct ()rt	Subdiv	Area	Blk	I	Parcel	
	D	ate of Sale Asses	sed V	alue		4371			0	0	0	10045		003	0	000	
Lanc	I	Improvemen	ts		Total	en before		Date of S	Sale	Prop	erty	y Classifi	cation	Code			
	555	28,5	80		29,135	Status	P	roperty Ty	pe	Zon	ing	Location	on C	ity Size	ize Parcel Size		
Assessor Le	ocation:	RED CLOUD	(RC)		A) 1	B)	01		C) ;	1	D) 1	E)	6	F)	1	
					Residential							Comme	rcial				
	Mul	tiple Improvemen	ts: M	ultiple. Im	provements.:			Multiple.	Impr	ovemen	ts. :						
		Construction Da	te: C	onstruction	Date: 19	51		Construct	ion I	Date :							
		Flo	r: Fl	oor Sq. Ft	: 7	52		Floor Sq.	Ft. :								
		Building Cost Ne	w: C	ost:	72,9	00		Cost:									
Single Family Style: 101 Resid				esidentia	l Condition: 2	5		Comme	rcial	l Occuj	pan	cy Code:		and the			
(100) 🗆 Mo	obile Hon	ne	(.0) 🗆	Worn Out			Primary:	:		Ot	ther1:		Other2:			
					Badly Worn			Comme	rcial	l Const	ruc	tion Class	:		* .		
(102) 🗆 Tw	o Story		(3	30) 医	(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame												
(103) Split Level				(40) □ Good					Re	einforce	ed C	Concrete F	ame				
(104) 🗆 11	/2 Story		(3	(50) □ Very Good					M:	asonry	Bea	aring Walls					
(111) 🗆 Bi-	Level	with a	(6	(60) □ Excellent					(4) U Wood or Steel Framed Ext. Walls								
(106) □ Otl	her			(5)						etal Fra	me	and Walls					
Townhouse o	r Duplex	Style:	R	esidentia	l Quality: 20			(6) 🗆	Po	le Fran	ne						
(301) 🗆 On		desc.	(1	.0) 🗆	Low			Cost Ra	nk:		- "		Condi	ion:			
(302) 🗆 Tw	o Story	- .	(2	(0) 🗷	Fair			(10) □	Lo	w			(10) E] Worn	Out		
(307) 🗆 11.		.,	(3	0) 🗆	Average			(20)	Αι	летаде_			(20) E	I Badly	Wor	n	
(308) □ Spl			(4	0) 🗆	Good	_		(30) 🗆	Al	ove A	vera	ige	(30)] Avera	ge		
(309) 🗆 21.			(5	0) 🗆	Very Good			(40)	Hi	gh			(40) E	∃ Good		,	
(304) 🛘 On			(6	0) 🗆	Excellent			1			. 1		(50) E] Very	Good		
(305) □ Tw	o Story I	Ouplex											(60) E] Excell	lent		
Assessor's	s Adjus	stment to Sale	Pric	e (+ o	· -):												
Assessor Co	omment:	s and Reason for	Adju	ıstment	:												
WD																	
																	
					. <u>.</u>												
Correct	C					·		·				 -					
Comments t		· · · · · · · · · · · · · · · · · · ·					omn	nents:									
555137		-															
		-					_	-									
		W.	<u> </u>												-		
		-		,	-	-								(Cont	inue o	n back)	

NEBRASKA

Real Estate Transfer Statement 2.

• 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

Good Life. Great Service. DEPARTMENT OF REVENUE

The deed will not be recorded unless this statem	ient 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. 08 Day 06 Yr. 2021 Mo. 07 Da	y 29 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Colleen Todd	Grantee's Name (Buyer) Shayna Foote	747
Street or Other Mailing Address 1311 W. 4th St.	Street or Other Mailing Address 1408 Howard Rd.	
City State Zip Code Hastings NE 6890	City State 1 Annapolis MD	Zip Code 21403-4721
Phone Number (402) 984-5405	Phone Number (443) 413-2494 Is the grantee a 501(c)(3) organia fryes, is the grantee a 509(a) to.	zatīon? Yes ✓ No
Email Address N.A.	Email Address N.A.	Indation? Yes ✓ No
7 Property Classification Number. Check one box in categories A and B. Check (
(A) Chahar	(B) Property Type	(C)
✓ Improved ✓ Single Family Industrial Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	
8 Type of Deed Conservator Distribution Bill of Sale Corrective Easement Cemetery Death Certificate – Transfer on Death Executor	Lease Personal Rep. Trust/Trustee Mineral Quit Claim Warranty	Other
Kind exchange (I.H.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift	Life Estate	ransfer on Death rustee to Beneficiary other (Explain)
Yes No	12 Was real estate purchased for same use? (If Yes No	No, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary r	elatives? (If Yes, check the appropriate box.)	
	., Partnership, or LLC Self Oth	er
	ts and Grandchild Spouse	
Ex-spouse Parents and 14 What is the current market value of the real property?		
\$61,500	15 Was the mortgage assumed? (If Yes, state the amount and ☐ Yes ✓ No \$	-
16 Does this conveyance divide a current parcel of land? Yes V No	17 Was transfer through a real estate agent or a title company of the agent or title company contact.) ves Adams I.	? (If Yes, include the name
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	
528 N. Franklin St. Red Cloud, NE 68970	See Grantee	
	Joseph Grantos	
18a No address assigned 18b Vacant land 20 Legal Description (Atlach additional pages, if needed.)		
Lot Seventeen (17) and Eighteen (18), Block Three	e (3) Radeliff's Addition to Red Cloud	Mobstor
County, Nebraska, according to the recorded plat	thereof	AACDSIGI
21 If agricultural, list total number of acres transferred in this transaction		
22 Total purchase price, including any liabilities assumed	\$	
23 Was non-real property included in the purchase?		61,500,00
Yes No (If Yes, enter dollar amount and attach itemized list.) (see		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		61,500 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	on number	
Under penalties of law, I declare that I have examined this statem correct, and that I am duly authorized to sign this statement. Danielle L. Kelley	ent and that it is, to the best of my knowledge and belief, true, or	omplete, and (402) 463-4198
Sign Print or Type Name of Grantee or Authorized Representative		Phone Number
in the second	Escrow Closing Agent	08-06-2021
here Signature of Grantee or Authorized Representative	Title	Date
Register of Deed's Use (Only	For Dept. Use Only
26 Date Deed Recorded Mo. B Day 9 Yr. 21 \$ 139.50	BK201, A 2097	
beraska Department of Revenue orm No. 98-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019		Rev. Stat. §§ 76-214, 77-1327(2)
	_	

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 08/09/21

\$ 139.50

By AS

Bk 2021, Pg 2097

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 09 day of August A.D., 2021, at 12:44 o'clock PM. Recorded in Book 2021 on Page 2097

Fee: \$10.00 By: AS Deputy

Electronically Recorded

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

Warranty Deed

The Grantor, COLLEEN TODD, A SINGLE PERSON, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to SHAYNA FOOTE, A SINGLE PERSON, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

Lot Seventeen (17) and Eighteen (18), Block Three (3), Radcliff's Addition to Red Cloud, Webster County, Nebraska, according to the recorded plat thereof.

GRANTOR covenants with GRANTEE that GRANTOR:

 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 $\frac{1}{2}$

Colleen Todd

STATE OF NEBRASKA

COUNTY OF Adams

On this <u>Alla</u> day of <u>Jul</u>

, 2021, before me personally appeared Colleen Todd.

GENERAL NOTARY - State of Nebraska
DARLA J BRUNA
My Comm. Exp. June 22, 2024

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Boo	ok Page		Sale Date			School District Code												
91	202	21 2112	2	7/27/2021		Base: 9	002	02 Affiliated:						Unified:					
Location	D	Sale Number	Use	abili	ty & Code#				Pa	arcel N	Number								
0001723	300	208		4 05			Twn	Rn	g	Sect	Qrt	Subdiv	Are	a	Blk	Parcel			
Date of Sale Assessed				е		4371				00	0	10130			000	0000			
Land Improvements					Total			Date of Sale Property Classification Code											
2	,360	97,6	75		100,035	Status	roperty Type Zoning Location					n	City Size Parcel Siz						
Assessor Lo	ocation:	RED CLOUD	(RC)				B)	3) 01		(C)	1	D) 1	Е)	6	F) 2			
			Tay Sylven		Residential							Comme	rcial			VETE 1			
	Mult	iple Improvement	s: Multip	le. Imp	rovements.:			Multip	ole. In	proven	nents.:					" ' '			
		Construction Date			4 0 1	76		Const	uction	n Date :	:								
		Floo	r: Floor S	Sa. Ft.	1,8														
Floor: Floor Sq. Ft. : 1,866						40	Cost:												
Single Family		AND CONTRACT OF THE PARTY OF	7.7 7.7 7.7 7.7 7.7 7.7 7.7 7.7 7.7 7.7	ential	Condition: 35	5		Commercial Occupancy Code:											
(100) □ Mo			(10)		Worn Out	1.00.000		Primary: Other1: Other2:											
(101) 🗷 On	(101) 🗷 One Story (20) 🗆 Badly Wom							Commercial Construction Class:											
(102) ☐ Two Story (30) ☑ Average								(1) ☐ Fireproof Structural Steel Frame											
(103) □ Split Level (40) ₩ Good						• •		(2) Reinforced Concrete Frame											
(104) ☐ 1 1/2 Story (50) ☐ Very Good								(3) Masonry Bearing Walls											
(111) 🗆 Bi-	Level		(60) Excellent					(4) Wood or Steel Framed Ext. Walls											
(106) □ Oth	(106) □ Other							(5) Metal Frame and Walls											
Townhouse or Duplex Style: Residential Quality: 30							No.	(6)		Pole F	rame								
(301) 🗆 On	e Story			(10) □ Low						Cost Rank: Condition:									
(302) 🗆 Tw	o Story		(20)	(20) □ Fair						Low			(10)		Worn	Out			
(307) 🗆 11	/2 Story		(30)	*	Average			(20) ☐ Average (20) ☐ Badly V							Worn				
(308) 🗆 Spl	lit Level		(40)	(40) □ Good				(30)	(30) ☐ Above Average (30) ☐ Average										
(309) 🗆 21	/2 Story		(50)	(50) 🗆 Very Good				(40)		High		Good							
(304) 🛮 On	e Story Di	uplex	(60)		Excellent								(50)		Very (Good			
(305) 🗆 Tw	o Story D	uplex											(60)		Excell	ent			
Assessor's	s Adjus	tment to Sale	Price (+ or	-):														
Assessor Co	omments	and Reason for	Adjusti	nent:	······································														
DEED O	F DIST	RIBUTION B	Y PR;	BE'	TWEEN PARE	ENT &	CHI	LD		-			-						
					***	•													
					,								*****						
				<u> </u>															
Comments from Comments: 000172300 000173200																			
000172	300 00	10173200																	

			-												(Conti	nue on back)			

NEBRASKA Good Life, Great Service

Real Estate Transfer Statement

FORM 521

DEDARTMENT OF DEVENUE

• 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 Day ___27 2021 WEBSTER - 91 ٧r Mo 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Troy Lammers, P.R. Estate of Donna Lammers Grantee's Name (Buyer) Troy Lammers and Tamara Woellhof Street or Other Mailing Address 106 N Walnut Street Street or Other Mailing Address 1006 North Franklin Street Zip Code 68970 City Red Cloud City Red Cloud Is the grantee a 501(c)(3) organization? Phone Number (402) 746-4587 Phone Number (402) 746-4587 Yes If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt Recreational IOLL Commercial 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Personal Rep. Lease Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty Was transfer part of IRS like-10 Type of Transfer Foreclosure ✓ Distribution Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Auction Sale Exchange) by buyer or seller? Easement Gift Life Estate Trustee to Beneficiary Seller V No Buyer Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Yes 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.) \$123,000 Yes ₩ No \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes **✓** No 18 Address of Property 1006 N Franklin 19 Name and Address of Person to Whom the Tax Statement Should be Sent Troy Lammers Red Cloud, NE 68970 (Same as Grantee) 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) Lots Thirteen (13) through Seventeen (17), Stokes Subdivision, and Lot Four (4) Lambrechts Subdivision all in the City of Red Cloud, Webster County Nebraska. 21 If agricultural, list total number of acres transferred in this transaction 22 0.00 23 Was non-real property included in the purchase? Yes Vo (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) 0100 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 15 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 Frint or Type Name of Gran Phone Number Attorney 08/10/2021 Signature of Grantee or Authorized Representative Date Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data _Day _10 Fxempt Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

BOOK 2021 PAGE 2112

State of Nebraska 3 County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day A.D., 20 21. at 9:36 o'clock A M. Recorded in Book 202 on Page 2113 County Clerk Louise Y / Deputy 10.00 Carded_ Assessor_

Comp

NEBRASKA DOCUMENTARY STAMP TAX - 10-2 \$ 5001# 15

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

Troy Lammers, Personal Representative of the Estate of Donna J. Lammers, Deceased, pursuant to appointment by the County Court of Webster County, Nebraska, Case No. PR 21-2, GRANTOR, conveys and releases to Troy Lammers and Tamara Woellhof GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Thirteen (13) through Seventeen (17), Stokes Subdivision, and Lot Four (4) Lambrechts Subdivision all in the City of Red Cloud, Webster County Nebraska;

subject to easements and restrictions of record.

GRANTOR has determined that the GRANTEES are the persons entitled to distributon of the real estate from said estate. GRANTOR covenants with GRANTEES that GRANTOR has legal power and lawful authority to convey and release the same.

Executed July 27, 2021.

ESTATE OF DONNA J. LAMMERS, DECEASED.

Troy Lammers, Personal Representative

STATE OF NEBRASKA, COUNTY OF WEBSTER: SS

The foregoing instrument was acknowledged before me on July ______, 2021, by Troy Lammers, Personal Representative of the Estate of Donna J. Lammers, Deceased.

GENERAL NOTARY - State of Nebraska DAVID B. GARWOOD My Comm. Exp. October 22, 2022

Comm. expires October 22, 2022.

David B. Garwood, Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Boo	ok Page			Sale Date				School District Code										
91	202	21 2114		8/10/2021 Base: 91															
Location]	ID	Sale Number	Us	seabil	ity & Code #	#					Parcel	Nur	nber						
000154500 209			1			GeoCde	T	vn R	n Rng Se		t Qrt	s	Subdiv	Area	Blk	Parcel			
	Da	te of Sale Assesse	d Valu	ıe		4491			··	00	0	10	0065		009	0000			
Land		Improvements		Total					Date of Sale Property Classification Code										
1,	090	6,62	20		7,710	O Status	Status Pr			roperty Type Zoning			Location City Size			Parcel Size			
Assessor Loc	cation:	RED CLOUD (RC)			A) 1]	B) (01		c) 1	I	D) 1	E)	6	F) 2			
					Resident	ial	3/4		18 147			C	ommer	cial	9034 h.				
Multiple Improvements:				Multiple. Improvements. :						Multiple. Improvements. :									
	Aug. 10 1 4 14 14 14	Construction Date:	1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1						ion D		<u> </u>							
		Floor																	
		Building Cost New:	v.	20.00-						Floor Sq. Ft. : Cost :									
Single Family	Programme Area	L 01	Residential Condition: 20						Commercial Occupancy Code:										
(100) □ Mob		>	(10) □ Worn Out						Primary: Other1: Other2:										
(101) 🗷 One	Story		(20) 🗷 Badly Worn						Commercial Construction Class:										
(102) 🗆 Two	Story		(30)							(1) ☐ Fireproof Structural Steel Frame									
(103) □ Split	Level		(40) □ Good						(2) Reinforced Concrete Frame										
(104) 🗆 1 1/2	2 Story	Very Good		(3) Masonry Bearing Walls															
(111) 🗆 Bi-La	evel		(60)	(60) □ Excellent						(4) Usood or Steel Framed Ext. Walls									
(106) □ Other								(5)	(5)										
Townhouse or Duplex Style: Res					l Quality: 30	0	(6) □ Pole Frame								**				
(301) 🗆 One	Story		(10) □ Low						Cost Rank: Condition:										
(302) 🗆 Two	Story		(20) □ Fair							Lov	V		()	10) 🗆	Worn	Out			
(307) 🛘 1 1/2	(307) 🗆 1 1/2 Story				(30) 🗷 Average						(20) Average (20) Badly Worn								
(308) □ Split	Level		(40) □ Good						(30) Above Average (30) Average										
(309) 🗆 2 1/2	Story		(50) □ Very Good							Hig	h		(4	10) 🗆	Good				
(304) 🗆 One	Story Du	plex	(60) 🗆 Excellent							1			(:	50) 🗆	Very (Good			
(305) 🗆 Two	Story Du	ıplex								Š.	4 a 1 1 a a .	e Special	(6	50) 🗆	Excelle	ent			
		ment to Sale P		-	•											-			
Assessor Con	nments	and Reason for A	Adjusti	ment:															
WD																			
																·.			
<u>,,, , , , , , , , , , , , , , , , , , </u>																			
~		·																	
Comments from 0001545							Com	ments:	:						****				
0001343						***													
					<u> </u>														
		····																	
															(Conti	nue on back)			

NEBRASKA

Form No. 96-269-2008 10-2020 Rev. Supers

Real Estate Transfer Statement

209

FORM **521**

Good Life. Great Service.

 \bullet To be filed with the Register of Deeds. $\,\,\bullet$ 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 3 Date of Sale/Transfer 4 Date of Deed WEBSTER - 91 Day _ Mo. _Yr. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Ryan Danehey Jeremy Ricè Street or Other Mailing Address 5116 Shadowridge Dr Street or Other Mailing Address 205 S Walnut St Zip Code 66503 Zip Code 68970 Red Cloud State Manhattan Phone Number (308) 440-8267 Is the grantee a 501(c)(3) organization? Phone Number (402) 746-0737 If Yes, is the grantee a 509(a) foundation? Email Address Email Address n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing ☐ Exempt IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Lease Bill of Sale Corrective Fasement Personal Rep. Trust/Trustee Quit Claim Cemetery Death Certificate - Transfer on Death Mineral Executor ✓ Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction 7 Gift Life Estate Fasement ✓ Sale Trustee to Beneficiary Buyer Seller V No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No 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 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.) **☑** No 16 Does this conveyance divide a current parcel of land? 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 Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 2055 Walnut St Grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) Lots One (1), Two (2), Three (3) and Four (4), Block Nine (9), Railroad Addition to Red Cloud, Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 22 14.400¹.00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 14,400L00 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. Jeremy Rice (402) 746-0737 Print or Type Name of Grantee or Authorized Representative Phone Number Grantee 8/10 /2021 Signature of Grantee or Authorized Representative Title Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorder 27 Value of Stamp or Exempt Number 28 Recording Data KaDal Day Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

BOOK <u>2021 PAGE 2114</u>

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 O day of M. A.D., 2021, at 1:50 o'clock M. Recorded in Book 202 on Page 2114 County Clerk 10.20 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-10-2 |
\$ 33 15 By <u>a</u>入

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

WARRANTY DEED

Ryan Danehey, a married person and resident of Kansas, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Jeremy Rice, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1), Two (2), Three (3) and Four (4), Block Nine (9), Railroad Addition to Red Cloud Webster County, Nebraska.

Grantor covenants, jointly and severally, with Grantee that Grantor:

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

Executed June 19, 2021.

van Danehey

STATE OF NEBRASKA, COUNTY OF WEBSTER,)ss

The foregoing instrument was acknowledged before me on June $\frac{19}{200}$, 2021 by Ryan Danehey, a married person and resident of Kansas.

GENERAL NOTARY - State of Nebraska
DON E. THEOBALD
My Comm. Exp. October 28, 2024

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Вос	ok _	Page	Sa	le Date				S	School District Code							
91	202	21	2123	8/1	0/2021	Base: 9	1-00	02	Affi	liated:		Unified:					
Location I	D	Sale	Number	Useabilit	y & Code #				VII.4	Parcel	Number						
0015545	00	2	210	4	05	GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Агеа	Blk	Parce	el		
Date of Sale Assessed Value				4373	2	10	11	L 2	00000	1	000	466	0				
Land	Land Improvements Total			Cotal	Date of Sale Property Classification Code												
612,	030				612,030	Status Property Type			ре	Zoning	Location	i City Size		Parcel Size			
		Irrigat	ion Type:			A) 2	A) 2 B) 05			ෆ 5	D) 3	E) 0		F) 9			
LCG		1	ACRES:	VA	LUE:		LCG			AC	RES:		VALI	J E:			
IRRIGATEI) 1A1					GR	GRASSLAND 1G1				13.000	16,835			35		
	1A		28.000		128,240	1G											
	2AI					2Gl					5.000	6,4			75		
	2A		41.000		179,170	2G											
	3A1					3G1			G1								
	3A							3	3G								
	4A1							40	G1								
	4A		63.000		266,490				4G								
DRYLAND	1D1					S	Shelterbe										
	1D		6.000		14,820			Accreti	on								
	2D1							Was									
	2D							Oth									
	3D1					AG L	AND T		-	1:	56.000	177. A. A.	6	12,03	30		
	3D							Roa			4.000						
	4D1							arm Sit	\dashv								
	4D	100000000000000000000000000000000000000						ome Sit									
		a de la la la la la la la la la la la la la					R	Lecreation	-					-			
	vellings					TA T	100	Oth			4 000						
Ulitbi	ildings					Nor	ı-AG T	IUTA	上		4.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
WD; TRANSFER INTO A TRUST		
-		
Comments from	Comments:	
001554500		
	(Continue on bac	ck)

NEBRASKA

Real Estate Transfer Statement

• If additional space is needed, add an attachment and identify the applicable item number.

FORM 521

Good Life, Great Service.

1 County Name

•To be filed with the Register of Deeds. • Read instructions on reverse side.

The deed will not be recorded unless this	statement is signed and items 1-25 are accurately completed.
2 County Number	3 Date of Sale/Transfer 4 Date of Deed
WEBSTER - 91 ☑	Mo. 8 Day // Yr. 2021 Mo. 8 Day // Yr. 2021
ddress, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
er)	Grantee's Name (Buyer) Ron W. Furrer, Trustee % Farmers National
g Address treet	Street or Other Mailing Address PO BOX 5420 (6)
Ştate Zi	p Code State Zip Cod

WESCIER OF	100 Day 11 Day 11							
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)							
Grantor's Name (Seller) Ron W. Furrer	Grantee's Name (Buyer) Ron W. Furrer, Trustee % Farmers National (6)							
Street or Other Mailing Address 5610 S 22nd Street	Street or Other Mailing Address PO Box 5420 ib							
City State Zip Code St. Joseph MO 64503	Omaha NE 68/54							
Phone Number (307) 213-3412	Phone Number (307) 213-3412 Is the grantee a 501(c)(3) organization? Yes V No If Yes, is the grantee a 509(a) foundation? Yes 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)							
☐ Improved ☐ Single Family ☐ Industrial ☑ Unimproved ☐ Multi-Family ☑ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt							
Bill of Sale Corrective Easement Lea								
Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty								
Brothers and Sisters Grandparents a Ex-spouse Parents and Ch	artnership, or LLC							
14 What is the current market value of the real property? \$523,580	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 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 Northwest Quarter (NW1//4) of Section Eleven (11), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska								
21 If agricultural, list total number of acres transferred in this transaction								
22 Total purchase price, including any liabilities assumed	22							
24 Adjusted purchase price paid for real estate (line 22 minus line 23)								
25 If this transfer is exempt from the documentary stamp tax, list the exemption								
correct, and that I am duly authorized to sign this statement.	at and that it is, to the best of my knowledge and belief, true, complete, and							
Ron W. Furrer, Trustee	(307) 213-3412							
sign Print or Type Name of Grantee or Authorized Representative	Phone Number Grantee 8/ ぐび /2021							
OCOUR W JAMES, HEUSTEL	Title Date							

27 Value of Stamp or Exempt Number

Register of Deed's Use Only 28 Recording Data For Dept. Use Only

Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019

_ Day <u>11 Yr. 21</u>

26 Date Deed Recorded

Mo. 8

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

BOOK 2021 PAGE 2123

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 A.D., 20 21, at 8.31 o'clock A.M. Recorded in Book 2021 on Page 2123 County Clerk 10.00 Peputy Ind Comp Assessor Carded Return to:

Return to:

Ron W. Furrer, a married person and Ron W. Furrer, a married person and

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-11-21
SELEMPA #41 By 10

WARRANTY DEED

Ron W. Furrer, a married person and resident of Missouri, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Ron W. Furrer as Trustee of the Ron W. Furrer Trust dated May 23, 2019, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter (NW1/4) of Section Eleven (11), Township Two (2) North, Range Ten (10) 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 August 10, 2021.

Ron W. Furrer

STATE OF NEBRASKA) ss. COUNTY OF Adams)

The foregoing instrument was acknowledged before me on August /O, 2021 by Ron W. Furrer, a married person and resident of Missouri.

GENERAL NOTARY - State of Nebraska
TERESA L. THEOBALD
My Comm. Exp. August 27, 2021

Notary Public

Cnty No.	Boo	ok	Page		Sale Date		n produk	School District Code									
91	202	21	2128	8	/10/2021	Base: 9	0002	ated:	Unified:								
Location	ı ID	Sale I	Number	Useab	ility & Code#			Parcel Number									
000124100 211			11	1	<u> </u>	GeoCde	Twr	Rng	Sect	Qrt	Subdi	v	Area	Blk	Parc	el:	
	Da	te of Sa	le Assessed	Value		4371			00	0	1002	20	- April	007	000	0	
Land	1	Impr	ovements		Total			Date of Sale Property Classification Code									
Sayayan <u>digirang ayan menuntung belanda, an a</u> stat <u>a</u>	830		5,225		6,055	Status	P	roperty Ty	ре	Zoning	Loca	ition	Cil	City Size Parcel Si		Size	
Assessor Location: RED CLOUD (C)		A) 1	B)	01	(C) 1	D)	1	E)	6	F) 2	<u>.</u>	
					Residentia	İ	4			vmevi te st statistica	Com	nero	cial			2500 3000	
	Multi	iple Imp	rovements:	Multiple.	mprovements.:	new numerous of a		Multiple.	Improv	rements.:		g the Autority	<u> </u>		stwai St. A. S. aa		
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	a na minatak	an introductions.	Constructi		10		Construc									
			48 - 25 PA	Floor Sq. 1	1 0	31		Floor Sq.	Ft. :								
		Building	Control of the Contro	Cost:	169,4	95		Cost:									
Single Family			564		ial Condition: 2			1400	rcial (Occupan	cy Code	:					
(100) □ Mo			1,, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,	(10)	Worn Out	e. Danki jilin na en a . S.	ainakan visit	Primary	an maidet auch		ther1:			Other2:		11	
(101) 🗆 On	ne Story			(20) 🗷 Badly Worn				Commercial Construction Class:									
(102) T w				(30) ☐ Average				(1) ☐ Fireproof Structural Steel Frame									
(103) □ Split Level				(40)	Good			(2) ☐ Reinforced Concrete Frame									
(104) 🗆 11	/2 Story			(50) 🗆	Very Good			(3) □	Mas	onry Bea	aring Wa	alls					
(111) 🗆 Bi-	-Level			(60) 🗆	Excellent			(4)	I Woo	od or Ste	el Fram	ed Ex	xt. Wal	lls			
(106) □ Otl	her							(5)	Met	al Frame	and Wa	lls					
Townhouse o	r Duplex	Style:		Resident	ial Quality: 30			(6)	l Pole	Frame							
(301) 🗆 On	ne Story			(10) □ Low				Cost Rank: Condition:									
(302) 🗆 Tw	o Story			(20)			(10) □ Low (10) □ Worn Out										
(307) 🗆 11	/2 Story			(30) 🗷 Average			(20) Average (20) Badly Worn										
(308) 🗆 Spl	lit Level			(40) □ Good			(30) Above Average (30) Average										
(309) 🗆 21.	/2 Story			(50) □ Very Good			(40) ☐ High (40) ☐ Good										
(304) 🗆 On	e Story Du	uplex		(60) Excellent				(50) □ Very Good									
(305) 🛘 Tw	o Story Di	uplex			, 2 mars							(6	50) 🗆	Excell	ent		
Assessor's	s Adjus	tment	to Sale Pr	ice (+	or -):												
Assessor Co	omments	and Re	ason for Ac	ljustme	nt:						<u> </u>						
WD																	
	_				<u></u>												
Comments :							Comn	nents:									
000124	T00										•					\dashv	
			-											(Cont	inue on b	ack)	

Good Life. Great Service.

Real Estate Transfer Statement

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

FORM 521

	The deed will not be re	corded unless this statemer	nt is signed and items 1-25 are accu	rately completed.						
1 County Name	2 County Nu		3 Date of Sale/Transfer	4 Date of Deed						
	WEBSTER - 91	lacksquare	Mo. 8 Day 10 Yr. 21 Mo. 8 Day 10 Yr. 21							
5 Grantor's Name, Add	ress, and Telephone (Please	Print)	6 Grantee's Name, Address, and Teleph							
Grantor's Name (Seller)			Grantee's Name (Buyer) Van Beber Properties LLC							
Marty Ray Burge Street or Other Mailing A			Street or Other Mailing Address							
905 North Locust			2217 Glenfair							
City Red Cloud	State NE	Zip Code 68970	City Greeley	State NE .	Zip Code 80631					
Phone Number (402) 746-0149			(970) 302-0637 If Yes, is the	ee a 501(c)(3) organiza grantee a 509(a) four						
Email Address NA			Email Address NA							
7 Property Classificati	on Number. Check one box ir	n categories A and B. Check C if	property is also a mobile home.							
(A) Status		(B) Property Type		(C)					
✓ Improved	Single Family	Industrial [Mineral Interests-Nonproducing	State Assessed	Mobile Home					
Unimproved IOLL	Multi-Family Commercial	Agricultural [Mineral Interests-Producing	Exempt						
8 Type of Deed	Conservator		nd Contract/Memo Partition	Sheriff	Other					
	Corrective		ase Personal Rep.	Trust/Trustee	Other					
Cemetery	Death Certificate - Transfer on		, L	Warranty						
9 Was transfer part of kind exchange (I.R.	of IRS like- 10 Type of Tra	nsfer Distribution Forecl	osure Irrevocable Trust Revocable	Trust Tra	ansfer on Death					
Exchange) by buyer of	or seller? Auction	Easement Gift	Life Estate Sale	Tri	ustee to Beneficiary					
	eller 🗸 No 🔃 Court De		or Trust Partition Satisfaction	on of Contract Ot	her (Explain)					
11 Was ownership transfe	erred in full? (If No, explain the e	division.)	12 Was real estate purchas	•	lo, state the intended use.)					
13 Was the transfer between	en relatives, or if to a trustee,	are the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)							
Yes No			Partnership, or LLC Self	Othe	er					
	Brothers and Sisters	Grandparents	and Grandchild Spouse							
	Ex-spouse	Parents and Ch	nild Step-parent and	d Step-child						
14 What is the current ma	rket value of the real property?		15 Was the mortgage assumed? (If Yes, s	state the amount and i	nterest rate.)					
\$7,500					•					
-	divide a current parcel of land?		17 Was transfer through a real estate age of the agent or title company contact.)	ent or a title company?	(If Yes, include the name					
18 Address of Property			19 Name and Address of Person to Whon							
	, Red Cloud, NE 6	8970	Grantee	Title lax statement si	nould be Sent					
18a No address assig	gned 18b 🗌 Vacant land	d								
20 Legal Description (Atta	ch additional pages, if needed.)								
The North 75 f	eet of the East 14	2 feet of Block Seve	en (7), Smith & Moore's A	ddition to Re	d Cloud					
Webster Coun	tv. Nebraska		(*),		a 0.0da,					
	· J ,									
21 If agricultural, list total r	number of acres transferred in t	this transaction	<u> </u>							
22 Total purchase price	o including ony liabilities o			T \$						
•	e, including any habilities as ty included in the purchase?	ssumeu	• • • • • • • • • • • • • • • • • • • •	22	7,500 ¹ .00					
		and attach itemized list.) (see i	nstructions)	23 \$	1					
				\$						
24 Adjusted purchase	price paid for real estate (lir	ne 22 minus line 23)		24	7,500 <u>,</u> 00					
		stamp tax, list the exemption								
Unde	r penalties of law, I declare the	nat I have examined this statemen	nt and that it is, to the best of my knowledg	ge and belief, true, co	mplete, and					
	I that I am duly authorized to si Van Beber	gn this statement.		1.	-970-352-94					
Print or Typ	van beber be Name of Grantee or Authoriz	red Representative			- '					
sign	2NA 1/1.1 R=	The second secon	Grantee		Phone Number 8/11/21					
here Signature of	of Grantee or Authorized Repre	sentative	Title		Date / /					
Julia Van Been Owser 8/4/2										
26 Data Dand Bassades	[07.1/-1 (O)	Register of Deed's Use On			For Dept. Use Only					
26 Date Deed Recorded	1	amp or Exempt Number	28 Recording Data	a						
Mo. Day Nebraska Department of Reven	$\frac{-\lambda r}{\sigma}$		BK2021, Pg alas							
	ne Rev. Supersedes 96-269-2008 Rev.	6-2019		Authorized by Neb. Re	ev. Stat. §§ 76-214, 77-1327(2)					

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

WARRANTY DEED

Marty Ray Burgess, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Van Beber Properties, LLC, a Colorado limited liability company, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The North 75 feet of the East 142 feet of Block Seven (7), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

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

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

Executed August _______, 2021.

STATE OF NEBRASKA, COUNTY OF WEBSTER) s

The foregoing instrument was acknowledged before me on August // , 2021 by Marty Ray Burgess, a single person.

GENERAL NOTARY - State of Nebrasica DON E. THEOBALD My Comm. Exp. October 28, 2024

Votary Public

WEBSTER COUNTY ASSESSOR			_
621 N CEDAR RED CLOUD, NE 68970			
Phone: (402) 746-2717			
Website: www.co.webster.ne.us			
Seller: WENTWORTH, WILLIAM GARTH & KATHERINE A		:	
Buyer: DELKA, MICHAEL D & MARY M		4.5	
Parcel ID: 002303400	* *		
Additional Parcels:			
Book: 2021 Page: 1426 Sale Date: 06/01/2021 Price: \$235,000.00			
Legal Description: 22-02-12 NE1/4 22-2-12			
Agriculture			
In accordance with Nebraska Revised State Statute 77-1327, the Association to the State of Nel Revenue, regarding real estate transactions in Webster County. As please complete the following questionnaire; we have specified in they are for. The verification of accurate sales data is essential	braska Depar a recent se front of the l to establi	rtment of eller/buyer, e questions, who sh real propert	ТУ
valuations in Webster County. Completing this questionnaire will produced determination of the use of this sale. If you have any questions, Assessor's Office at (402)746-2717. You can mail, email or fax the (402)746-2715 Email:webcoassr@hotmail.com	provide a sc please cont	olid base in the eact the	•
(SELLER BUYER) What was the purchase price? \$ 235,000.00			
(SELLER BUYER) Was any personal property (pivot, irrigation pipe; a motor, machinery, etc)included in the sale price? X Yes No If yes, what personal property was included Livestock well	above ground	or buried,	
(SELLER BUYER) If personal property was involved; what was the doll property that was included in the purchase price? \$ UNKNOWN	lar amount o	f the personal	
(SELLER/BUYER) If this sale was involved in a 1031 like kind excharmolding company?Yes X No	nge; is it g	oing to a	
(SELLER) How long was the property on the market?			_
BUYER How did you learn that the property was for sale? Circle of Broker/Realtor, Family, Newspaper, Seller, Prior Knowledge, or Other of the please explain:	er	sing,	
(SELLER) If appraised, what was the appraised value? \$	-		
(SELLER BUYER) Was this sale for a partial interest in the property of yes, explain	7?Yes <u>X</u>	No	
(SELLER BUYER) Did this sale involve a trade or exhange of property of yes, please explain	7?Yes _ /	No	_
(SELLER) Was the property made available to other potential purchas	sers?Yes	No	

Cnty No.	Bo	ok	Page	Sale Date		School District Code												
91	20	21 :	2154	8.	/18/2021	Base: 91-0002 Affiliated: Unified:												
Location	ID	Sale Nun	nber	Useability & Code #					Parcel Number									
000107500 212				4	05	GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel				
	Da	ate of Sale A	ssessed	Value		4371			00	0	10005		014	0000				
Land	i	Improve	ments		Total		Ī	Date of	Sale]	Propert	y Classific	ation	Code					
26	,555	6	7,87	5	94,430	Status	Pr	operty Ty	ре	Zoning	Location	n Cit	Parcel Size					
Assessor Location: RED CLOUD (UD (F	RC)		A) 1	B)	03		ෆ 3	D) 1	E)	6	F) 2				
			yana Vana		Residential						Comme	cial						
Multiple Improvements			ements:	Multiple. Improvements. : Multiple. Improvements. :														
		Constructio	n Date:	Construction	on Date :			Construc	tion Da	ite :	1950							
4 1		All the second of the second o	Floor:	Floor Sq. F	t. :			Floor Sq.	Ft. :	:	1,008							
		Building Co	st New:	Cost:				Cost:		4.	5,530							
Single Family	y Style:			Resident	ial Condition:			Comme	rcial	Occupan	cy Code:							
(100) 🗆 Mo	obile Hon	ne		(10) Worn Out Primary: 391 Other1							ther1:	The state of the s						
(101) 🗆 On	e Story			(20) 🗆	Badly Wom		Commercial Construction Class: 3											
(102) □ Two Story				(30) □ Average					(1) ☐ Fireproof Structural Steel Frame									
(103) ☐ Split Level				(40)	Good			(2)	l Rei	nforced (Concrete Fra	me						
(104) □ 1 1/2 Story				(50) 🛘	Very Good			(3) 🗷	Ma	sonry Be	aring Walls							
(111) Bi-Level				(60) 🗆	Excellent			(4)	l Wo	od or Ste	el Framed I	Ext. Wa	lls					
(106) □ Other								(5)	Me	tal Frame	and Walls							
Townhouse o	r Duplex	Style:		Residential Quality: (6) Pole Frame														
(301) 🗆 On	e Story	1 - 90		(10) 🛘		Cost Rank: 20 Condition: 20												
(302) 🗆 Tw	o Story			(20)				(10) ☐ Low (10) ☐ Worn Out										
(307) 🗆 11.	/2 Story			(30) Average				(20) 🗷 Average (20) 🗷 Badly Worn						Worn				
(308) □ Spl	lit Level			(40) □ Good				(30) ☐ Above Average (30) ☐ Average										
(309) 🗆 21.	/2 Story			(50) □ Very Good				(40) ☐ High (40) ☐ Good										
(304) 🗆 On	e Story D	Ouplex		(60) Excellent				(50) Uery Good										
(305) □ Tw	o Story D	Duplex				.						60) 🗆	Excell	lent				
		stment to S																
		s and Reaso			ıt:													
QCD; T	RANSE	ER INTO	A LLC															
		~~~																
Comments i	from						7	4.										
Comments	и ош	7.7				•	Comm	ents:		<u></u>		••		-na				
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### NEBRASKA

### Real Estate Transfer Statement

**FORM** Good Life, Great Service, • 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 Yr. _2021 Mo. 08 Day 18 18 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Republican Valley Rentals LLC Bradford Frey and Andrea Frey Street or Other Mailing Address 742 North Chestnut Street or Other Mailing Address 742 North Chestnut Red Cloud Zip Code 68970 Zip Code City Red Cloud State 68970 Phone Number (402) 621-0708 Is the grantee a 501(c)(3) organization? V No If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ☐ Unimproved Agricultural Multi-Family Mineral Interests-Producing Exempt . IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Mineral Executor Quit Claim Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Fasement Gift Life Estate Sale Trustee to Beneficiary Buyer Seller V No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) to LLC 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No. state the intended use.) ✓ Yes No ✓ Yes No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (if Yes, check the appropriate box.) ✓ Yes 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.) \$94,430 Yes ₽ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes_ Yes ₩ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Webster County, NE Republican Valley Rentals LLC 742 North Chestnut Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed . . . . . . . . . 22 0.00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . . 23 0100 24 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. Murray (402) 768-7400 Grantee or Authorized Representative Phone Number

Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded Value of Stamp or Exempt Number Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 Grantee—Retain a copy of this docum 2021 Aug 19 09:04 AM Ex05b Book 2021 Page 2154

Title

Attorney

Signature of Grantee or Authorized Representative

Date

08/19/2021

All of the East 92 feet of Lot Two (2), Block Twenty-six (26), Original Town of Red Cloud, Webster County, Nebraska;

Lot Eight (8) and the East 100 feet of Lots Nine, Ten, Eleven and Twelve (9, 10, 11 & 12), Block Fourteen (14), Original Town of Red Cloud, Webster County, Nebraska;

A tract of land in the Southeast Quarter (SE 1/4) of Section Fourteen (14), Township One (1) North, Range Eleven (11) West of the 6th P.M. in Webster County, Nebraska, more particularly described as follows and assuming the east line of said SE 1/4 bears S00°00'00"W. Commencing at the Southeast corner of said Section 14; thence N89°50'37"W 55.00 feet on the Section line to a point on the Westerly R.O.W. line of U.S. Highway #281 and the True Point of Beginning; thence continuing N89°50'37"W 361.41 feet on the section line to a point; thence N00°41'24"E 244.13 feet to a point; thence S88°47'46"E 358.54 feet, more or less, to a point on the Westerly R.O.W. line of U.S. Highway #281; thence S00°00'00"W 238.34 feet on said R.O.W. line to true point of beginning, subject to county road right-of-way; and

The South Half (S ½) of Lot Eight (8), and all of Lots Nine (9) and Ten (10), Block Eight (8), LeDuc's Addition to Red Cloud, Webster County, Nebraska.

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 08/19/21

\$ Ex05b By AS

Bk 2021, Pg 2154

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 19 day of August A.D., 2021, at 09:04 o'clock AM. Recorded in Book 2021 on Pages 2154-2155

Fee: \$16.00 By: AS Deputy Electronically Recorded

Return to:

Benjamin H. Murray Attorney at Law P.O. Box 87 Hebron, Nebraska 68370

#### QUITCLAIM DEED

Bradford Frey and Andrea Frey, husband and wife, GRANTORS, whether one or more, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, quitclaim and convey to Republican Valley Rentals, L.L.C., a Nebraska Limited Liability Company, organized and existing under and by virtue of the laws of the State of Nebraska, GRANTEE, all of GRANTORS' interest in the following described real estate.

All of the East 92 feet of Lot Two (2), Block Twenty-six (26), Original Town of Red Cloud, Webster County, Nebraska;

Lot Eight (8) and the East 100 feet of Lots Nine, Ten, Eleven and Twelve (9, 10, 11 & 12), Block Fourteen (14), Original Town of Red Cloud, Webster County, Nebraska;

A tract of land in the Southeast Quarter (SE 1/4) of Section Fourteen (14), Township One (1) North, Range Eleven (11) West of the 6th P.M. in Webster County, Nebraska, more particularly described as follows and assuming the east line of said SE 1/4 bears S00*00'00"W. Commencing at the Southeast corner of said Section 14; thence N89*50'37"W 55.00 feet on the Section line to a point on the Westerly R.O.W. line of U.S. Highway #281 and the True Point of Beginning; thence continuing N89*50'37"W 361.41 feet on the section line to a point; thence N00*41'24"E 244.13 feet to a point; thence S88*47'46"E 358.54 feet, more or less, to a point on the Westerly R.O.W. line of U.S. Highway #281; thence S00*00'00"W 238.34 feet on said R.O.W. line to true point of beginning, subject to county road right-of-way; and

The South Half (S ½) of Lot Eight (8), and all of Lots Nine (9) and Ten (10), Block Eight (8), LeDuc's Addition to Red Cloud, Webster County, Nebraska.

Executed this 8th day of August, 2021.

GENERAL NOTARY - State of Nebraska
BRIDGET DAEHLING
My Comm. Exp. May 19, 2024

NOXC

STATE OF NEBRASKA )  State of Nebraska   GENERAL NOTARY - State of Nebraska   BRIDGET DAEHLING   BRIDGET DAEHLING   My Comm. Exp. May 19, 2024   My Comm. Exp. May 19, 2024
The foregoing instrument was acknowledged before me this 18th day of 14 day of 2021 by Bradford Frey and Andrea Frey, husband and wife.
Budget Jackers Notary Public
(SEAL)

Cnty No.	Bo	ok Page	Sale Date		School District Code											
91	202	21 2156	5	/17/2014	Base: 9	91-0	002	Affi	liated:		Unified:					
Location	ID	Sale Number	Useab	ility & Code #			Parcel Number									
000708000 213		213	4	05	GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area Blk		Parcel			
	Da	te of Sale Assessed	l Value		4369			00	0	60005		004	0000			
Land		Improvements		Total		1	Date of	Sale	Propert	y Classifi	cation	Code				
inh - io	240	9,10	0	9,340	Status	Pı	operty Ty	тре	Zoning	Locatio	n Ci	Parcel Size				
Assessor Location: INAVALE (IN			A)		A) 1	В)	01		c) 1	D) 3	E)	9	F) 2			
Allenger (1997) State of the second		eseguis de la compañía de la Residencia de la compañía de la compañía de la compañía de la compañía de la compañía de la compañía de la com		Residentia						Comme	rcial					
	Multiple Improvements			Multiple. Improvements. : Multiple. Improvements. :												
		Construction Date:	Construction	on Date : 19	00		Construc	tion D	ate:							
		Floor:	Floor Sq. I	_{ft.:} 1,5	10		Floor Sq.	Ft. :								
		Building Cost New:	Cost :	191,1	75		Cost:									
Single Family	Style:	101	Resident	ial Condition: 1	0	A1 + 1	Comme	rcial	Occupan	ıcy Code:		Kaya:				
(100) 🗆 Mol	bile Hom	е	(10) 🗷		Primary	:	С	ther1:	į	Other2:						
(101) 🗷 One	Story		(20)	Badly Worn		Commercial Construction Class:										
(102) □ Two	Story		(30)	(30) ☐ Average (1) ☐ Fireproof Structural Steel Frame							=					
(103) 🗆 Spli	t Level		(40)	Good			(2)	l Re	inforced (	Concrete Fr	ame					
(104) 🗆 1 1/2	2 Story		(50) 🗆	Very Good			(3)	l Ma	sonry Be	aring Walls						
(111) 🗆 Bi-L	Level		(60)	Excellent			(4)	l Wo	ood or Ste	el Framed 1	Ext. Wa	lls				
(106) □ Oth	er				A Liber		(5)	l Me	tal Frame	and Walls						
Townhouse or	Duplex	Style:	Residential Quality: 40 (6)						(6) □ Pole Frame							
(301) □ One	Story	<u> </u>	(10)	Low	_		Cost Ra	nk:			Conditi	on:				
(302) □ Two	Story	_	(20)	Fair			(10)	l Lo	W		(10)	Wom	Out			
(307) 🗆 1 1/2	2 Story		(30) □	Average			(20)	l Av	erage		(20) 🗆	Badly	Worn			
(308) □ Split	t Level		(40) 🗷 Good				(30)  Above Average (30)  Average						ge			
(309) 🗆 21/2	2 Story		(50) □ Very Good				(40)	Hig	;h	(40)	Good					
(304) 🗆 One	Story D	uplex	(60)   Excellent					1 2		(50)	Very (	Good				
(305) 🗆 Two	Story D	uplex									(60) 🛘	Excell	ent			
		tment to Sale P														
Assessor Con	mments	and Reason for A	djustmen	ıt:		,			· · · · · · · · · · · · · · · · · · ·							
WD; SAL	E BET	WEEN PARENT	& CHI	LD												
		-·· ·a							·	_						
<u></u>																
			-	W45.												
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Comments fr		****	<del>_</del>			Comm	ents:									
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71-2		N														
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## Nebraska Department of REVENUE

# Real Estate Transfer Statement 213 •To be filed with the Register of Deeds.

· Read instructions on reverse side.

**FORM** 

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

The deed will not be recorded unless this state	ment is signed and items 1-25 are accurately completed.								
1 County Name 2 County Number	3 Date of Sale 4 Date of Deed								
WEBSTER - 91	Mo. S Day 17 Yr. 14 Mo. S Day 17 Yr. 14								
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seller)	Grantee's Name (Buyer)								
Roni C. Jones and Shannon A. Cox Street or Other Mailing Address	Roni C. Jones								
403 Minnesota	Street or Other Mailing Address 403 Minnesota								
City State Zip Code	City State Zip Code								
Inavale NE 689	·								
Telephone Number	Telephone Number								
(402) 746-2809 (402) 746-2809									
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.									
(A) Status	(B) Property Type (C)								
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home								
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt								
L IOLL Commercial Recreational									
8 Type of Deed Corrective Land Contract Personal Rep  Warranty Sheriff Executor Mineral	an IDS like kind evaluated								
✓ Warranty     ✓ Sheriff     ☐ Executor     ☐ Mineral     ☐ Quit Claim     ☐ Conservator     ☐ Partition     ☐ Trust	(IRC § 1031Exchange)								
10 Type of Transfer Sale Gift Foreclosure Revocable									
Auction Exchange Life Estate Irrevocable	<u></u>								
11 Was ownership transferred in full? (If No, explain the division.)    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.)									
Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)  ✓ YES NO Spouse ✓ Parents and Child Brothers and Sisters □ Family Corp., Partnership or LLC									
Grandparents and Grandchild Step-parent a									
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)								
\$7,410	☐YES ☑ NO \$								
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent? (If Yes, include the name of the agent.)								
YES NO	YES NO								
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent								
403 Minnesota, Inavale, NE 68952	Roni Jones, 403 Minnesota, Inavale, NE 68952								
, ,	,								
00110									
20 Legal Description									
Lots Ten (10), Eleven (11), and Twelve (12), Bloc	k Four (46), Original Town of Inavale, Webster County,								
Nebraska	( marting, respectively,								
21 If agricultural, list total number of acres									
	\$								
22 Total purchase price, including any liabilities assumed									
23 Was nonreal property included in the purchase? TYES NO (If Y	es, enter amount and attach itemized list.) 23								
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 0.00								
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 U00								
25 If this transfer is exempt from the documentary stamp tax, list the exemp	•								
Under penalties of law, I declare that I have examined this state correct, and that I am duly authorized to sign this statement.	ement and that it is, to the best of my knowledge and belief, true, complete, and								
Print on Type Name of Grantee or Authorized Représentative	Telephone Number								
sign	Attany 5-19-7014								
here Signature of Grantee or Authorized Representative	Title Date								
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Deed Book 29 Deed Page								
Mo. 8 Day 19 yr \$ Exempt # Sa	BKasa I. Raisia								

State of Nebraska State of Nebraska State of Webster State of Webster
Cormbinat Manhatan SS.
County of Medicier
Entored - "
numerical index and filed for record in the
notifical index also filed for record in the
Clerk's office of said county this 19 day
day
of A.D., 2021, at lovid
o'clock of M Popperation of 10-12
o'clock M. Recorded in Book 202
on Page - 215 (a Time
~ N = N
The tell South Clark
Course Peter County Clerk
(L) Denuty
ind Comp
"" ASSESSOR Control

NEBRASKA DOCUMENTARY STAMP TAX ite___8-19-2

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

### WARRANTY DEED

Roni C. Jones and Shannon A. Cox, both single persons, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Roni C. Jones, a single person, convey to Grantee, the following described real estate (as defined in Neb. Rev.

Lots Ten (10), Eleven (11) and Twelve (12), Block Four (4), Original Town of Inavale, Webster County, Nebraska

Grantors covenant, jointly and severally, with Grantee that Grantors:
<ol> <li>are lawfully seised of such real estate and that it is free from encumbrances;</li> <li>have legal power and lawful authority to convey the same;</li> <li>warrant and will defend title to the real estate against the lawful claims of all person</li> </ol>
Executed May 7, 2014.
Roni C. Jones Standon A. Cox
STATE OF NEBRASKA
COUNTY OF WEBSTER ) SS.
The foregoing instrument was acknowledged before me on May $17$ , 2014 by Roni C. Jones, a single person.
GENERAL NOTARY - State of Nebracks TERESA L. THEOBALD My Comm. Exp. August 27, 2017  Notary Public
STATE OF WASHINGTON )
COUNTY OF ) SS.
The foregoing instrument was acknowledged before me on $4/24$ , 2014 by Shannon A. Cox, a single person.

CHRISTOPHER S DOUGLASS Notary Public State of Washington My Commission Expires January 13, 2015

Notary Public

Cnty No.	Во	ok Page		Sale Date			School District Code								
91	202	21 2157	8/19/2021			Base: <b>91–0074</b> Affiliated: Uni						ified:			
Location ID Sale Number			Useability & Code #				Parcel Numbe					er			
000302201 214			1		GeoCde	Tw	n Rng	Se	ct Qrt	Subdiv	Агеа	Blk	P	arcel	
Date of Sale Assessed			l Valu	е		4133		siam."	0	0 0	20005	;	005	0	000
Land Improvements			Total				Date of Sale				y Classif	cation	Code		
3,550 41			5 3,965			Status	P	roperty Ty	ре	Zoning	Location	on C	City Size Parcel Size		cel Size
Assessor Lo	cation:	BLUE HILL (1	BH)			A) <b>1</b>	B	01		C) 1	D) <b>1</b>	E)	6	F)	4
					Residentia	i	*	14. P		i de d	Comme	rcial			
	Mult	tiple Improvements:	Multip	le. Imp	provements.:			Multiple.	Impr	ovements.	<u>. 114 1111 </u>	<u></u>			
		Construction Date:	Constr			.,		Construc							
		Floor:	Floor S	Sq. Ft.				Floor Sq.	Ft. :						
	ngangangan Samuran di Nasar Samuran Samuran di Samuran	<b>Building Cost New:</b>	Cost:					Cost:							
Single Family	Style:		Resid	ential	Condition:			Comme	rcial	Occupar	cy Code:	Miller Control			Turner.
(100) 🗆 Mol	bile Hom	e	(10)		Wom Out			Primary			ther1:		Other2:		
(101) 🗆 One	Story		(20) □ Badly Worn					Commercial Construction Class:							
(102) 🗆 Two	Story		(30) □ Average					(1) ☐ Fireproof Structural Steel Frame							
(103) □ Spli	t Level		(40) ☐ Good					(2)   Reinforced Concrete Frame							
(104) 🗆 1 1/2	2 Story		(50) □ Very Good					(3)   Masonry Bearing Walls							
(111) □ Bi-Level				(60) □ Excellent					(4) Uood or Steel Framed Ext. Walls						
(106) □ Oth	er							(5)							
Townhouse or	Duplex	Style:	Resid	ential	Quality:			(6)	Ро	le Frame					
(301) 🗆 One	Story		(10) □ Low				Cost Rank: Condition:								
(302)   Two	Story		(20)		Fair			(10) 🗆	Lo	w		(10) E	] Wom	Out	-
(307) 🗆 1 1/2	2 Story		(30) □ Average					(20) П Average				(20) 🗆 Badly Worn			1
(308) □ Split			(40) □ Good					(30)   Above Average				(30)	] Avera	ge	
(309) 🗆 2 1/2	2 Story		(50) □ Very Good					(40) □ High				(40) 🗆 Good			
(304) □ One			(60) □ Excellent									(50) U Very Good			
(305) □ Two	Story D	uplex	1,55	Janes 1								(60) □	l Excell	ent	
Assessor's	Adjus	tment to Sale P	rice (-	+ or	-):										
Assessor Cor	mments	and Reason for A	djustn	nent:				<del></del>			<u> </u>				
JTWD	,,,,,,,														
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Comments fr 0003022							omn	nents:							
0003022	.01														-
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### **NEBRASKA** Good Life. Great Service.

**Real Estate Transfer Statement** 

**FORM** 

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. DEPARTMENT OF REVENUE

521

i ne deed will not be recorded unless this statement						
1 County Name   2 County Number   WEBSTER - 91	3 Date of Sale/Transfer  Mo. 08 Day 19 Yr. 2021  4 Date of Deed  Mo. 08 Day	19 Yr. 2021				
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)					
Grantor's Name (Seller) Heath & Pamela Arterburn	Grantee's Name (Buyer) Timothy J. & Julie A. Gilbert					
Street or Other Mailing Address 501 W Lancaster St	Street or Other Mailing Address PO Box 372					
City State Zip Code Blue Hill NE 68930	City State Blue Hill NE	Zip Code 68930				
Phone Number (402) 460-0066	Phone Number (402) 756-3970 Is the grantee a 501(c)(3) organization (402) 756-3970 If Yes, is the grantee a 509(a) found					
Email Address	Email Address jagilbert29@gmail.com					
7 Property Classification Number. Check one box in categories A and B. Check C if p						
(A) Status (B)	Property Type	(C)				
☐ Improved     ✓ Single Family     ☐ Industrial       ✓ Unimproved     ☐ Multi-Family     ☐ Agricultural       ☐ IOLL     ☐ Commercial     ☐ Recreational	Mineral Interests-Nonproducing State Assessed  Mineral Interests-Producing Exempt	Mobile Home				
Bill of Sale Corrective Easement Leasement Cemetery Death Certificate – Transfer on Death Executor Mine	se Personal Rep. Trust/Trustee	Other				
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  Buyer Seller No Court Decree Exchange Granton  11 Was ownership transferred in full? (If No, explain the division.)	Life Estate Sale Trus	ster on Death stee to Beneficiary er (Explain) , state the intended use.)				
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.						
Yes No Aunt or Uncle to Niece or Nephew Family Corp., Pa Brothers and Sisters Grandparents and Chi Ex-spouse Parents and Chi	nd Grandchild Spouse					
	15 Was the mortgage assumed? (If Yes, state the amount and in	terest rate )				
\$3,965	☐ 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? ( of the agent or title company contact.) Yes	If Yes, include the name				
AI I 0 187 I (O) (	19 Name and Address of Person to Whom the Tax Statement Sh Grantee	ould be Sent				
18a 🔽 No address assigned 18b 🔽 Vacant land						
20 Legal Description (Attach additional pages, if needed.)						
E1/2 Lot 8 & All Lots 9 & 10 Block 5 Original Town B  21 If agricultural, list total number of acres transferred in this transaction	lue Hill					
22 Total purchase price, including any liabilities assumed		5,000.00				
23 Was non-real property included in the purchase?  Yes  No (If Yes, enter dollar amount and attach itemized list.) (see in	\$	5,000.00				
	nstructions) 23	5,000,00				
25 If this transfer is exempt from the documentary stamp tax, list the exemption	<u>Lania la casa de la casa de la casa de la casa de la casa de la casa de la casa de la casa de la casa de la c</u>					
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.  Timothy J. Gilbert & Julie A. Gilbert		pplete, and (402) 756-3970				
Sign Print or Type Name of Grantee on Authorized Representative	Grantees	Phone Number				
here Signature of Carries or Authorized Representative	Title	Date				
Register of Deed's Use Onl		For Dept. Use Only				
26 Date Deed Recorded  Mo. 8 Day 20/r. 21 \$ 11. 25	BK2021, Pa 2157					
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019		v. Stat. §§ 76-214, 77-1327(2)				

State of Nebraska
County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this ao day of Aug. A.D., 20 al, at 8:09 o'ciock A.M. Recorded in Book ao on Page al 1 aug. County Clerk

10-00 Deputy

_Assessor___Carded_

BOOK <u>2021</u> PAGE 2157

	NEBRASKA DOCUMENTARY	Ī
į	OTA DOCUMENTARY	
1	STAMP TAX	
ı	Date8-20-21	
ı	\$ 11.25 0. 41	
ē	Sy as	

#### JOINT TENANCY WARRANTY DEED

HEATH ARTERBURN & PAMELA ARTERBURN, husband & wife, herein called Grantors, in consideration of one dollar and other valuable consideration, received from Grantees, TIMOTHY J. GILBERT & JULIE A. GILBERT, husband & wife, convey to Grantees, as joint tenants with rights of survivorship and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

THE EAST HALF (E ½) OF LOT EIGHT (8), AND ALL OF LOTS NINE (9) AND TEN (10), BLOCK FIVE (5) ORIGINAL TOWN OF BLUE HILL, WEBSTER COUNTY, NEBRASKA.

Grantors covenant (jointly or severally, if more than one) with Grantees that Grantors:

- (1) are lawfully seized of such real estate and that it is free from encumbrances except for 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: 08 19 ,2021

Heath Arterburn

HEATH ARTERBURN

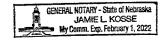
PAMELA ARTERBURN

STATE OF NEBRASKA ) ) ss COUNTY OF WEBSTER )

The foregoing instrument was acknowledged before me on this  $\underline{19}$  day of August, 2021, by HEATH ARTERBURN & PAMELA ARTERBURN, husband & wife.

Lamie R Kosse
Notary Public

My commission expires: 02/01/2022



Cnty No.	Boo	ok Page	Sale Date			School District Code										
91	202	21 2178	8	/19	/2021	Base: 9	0074 Affiliated: Unified:									
Location ID Sale Number			Useability & Code #				Parcel Number									
000315000 215			4		05	GeoCde	Twn	Rn	g	Sect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed			l Value			4133		00		00	0	20010		006	0000	
Land	Total				1	Date of Sale Property Classification Code										
	5	Status	roperty Type Zoning Location City Size				ity Size	Parcel Size								
Assessor Location: BLUE HILL (I			BH)			A) 1	B)			C)	3	D) <b>1</b>	E)	6	F) 1	
				galler of	Residentia		111					Comme	rcial			
	Mult	iple Improvements:	Multiple.	Improv	ements.:			Multip	le. Im	prove	ments.:		***************************************	······································		
		Construction Date:	Construct	on Dat	e :			Constr				1900				
	H. J. J. 12.	Floor:	Floor Sq.	Ft. :				Floor	Sq. Ft	. :		350			•	
		Building Cost New:	Cost:					Cost:			59	9,040				
Single Family	Style:		Residen	tial Co	ndition:			Com	nerc	al Oc	cupan	cy Code:				
(100) □ Mob	oile Hom	е	(10)	Wo	om Out			Commercial Occupancy Code:  Primary: 344 Other1: Other2:								
(101) 🗆 One	Story		(20)	Bac	ily Worn			Commercial Construction Class: 3								
(102) □ Two	Story		(30) ☐ Average					(1) ☐ Fireproof Structural Steel Frame								
(103) 🗆 Split	t Level		(40) □ Good					(2)   Reinforced Concrete Frame								
(104) 🗆 1 1/2	2 Story		(50) □ Very Good					(3) Masonry Bearing Walls								
(111) 🗆 Bi-L	.evel		(60) ☐ Excellent					(4) Wood or Steel Framed Ext. Walls								
(106) □ Othe	er							(5)								
Townhouse or	Duplex	Style:	Residential Quality:					(6) Pole Frame								
(301) 🗆 One	Story		(10) □ Low					Cost Rank: 20 Condition: 20								
(302) 🗆 Two	Story		(20) □ Fair					(10)					Out			
(307) 🗆 1 1/2	2 Story		(30)   Average					(20)	* /	Avera	ge		(20)	Badly	Wom	
(308) □ Split	Level		(40) □ Good					(30)   Above Average (30)   Average						ge		
(309) 🗆 2 1/2	2 Story		(50) □ Very Good					(40)		ligh		1	(40) E	Good		
(304) 🗆 One	Story Di	ıplex	(60) □ Excellent					(50) 🗆 Very Good					Good			
(305) □ Two	Story D	uplex										(60) E	I Excell	ent		
		tment to Sale P														
		and Reason for A	djustme	nt:												
CORRECT	IVE W	VD										-				
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Comments f	*OM			<u>.                                    </u>			Y									
Comments from Comm 000315000							omm	ents:								
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- Av. 112			<u> </u>													
														(Conti	nue on back)	

Real Estate Transfer Statement
•To be filed with the Register of Deeds. • Read instructions on reverse side.

DEPARTMENT OF REVENUE			chment and identify the applicable item		<b>02</b> .
			nent is signed and items 1-25 are accura		· · · · · · · · · · · · · · · · · · ·
1 County Name	2 County Num	ber	3 Date of Sale/Transfer	4 Date of Deed	
	WEBSTER - 91		Mo. 08 Day 19 Yr. 2021		, <u>28</u> yr. <u>2021</u>
Grantor's Name, Addre	ess, and Telephone (Please Pri	nt)	6 Grantee's Name, Address, and Telepho	ne (Please Print)	
Jancie C. Baird			Grantee's Name (Buyer) James R. Baird		
Street or Other Mailing Ad 1513 N. Cedar Av	/e		Street or Other Mailing Address P.O. Box 1811		
^{City} Hastings	State NE	Zip Code 6890	City 1 Fraser	State CO	Zip Code 80442
Phone Number			Phone Number   Is the grantee	a 501(c)(3) organiz	
(402) 460-1318 Email Address N.A.			[720] 810-3879   If Yes, is the g	rantee a 509(a) four	ndation? Yes VNo
	n Number. Check one box in c	ategories A and B Chack I	N.A.  C if property is also a mobile home.		-
(A) Status	The state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the s		(B) Property Type		(0)
✓ Improved	✓ Single Family	Industrial	Mineral Interests-Nonproducing	State Assessed	(C) Mobile Home
Unimproved	Multi-Family	Agricultural	Mineral Interests-Producing	Exempt	☐ Mobile Hotite
☐ IOLL	Commercial	Recreational			
Bill of Sale	Conservator Corrective	Easement	= =	Sheriff [	Other
	teath Certificate - Transfer on De	eath Executor	Mineral Quit Claim	Warranty	
Was transfer part of kind exchange (I.R.C Exchange) by buyer or	§ 1031 Auction	Easement Giff	eclosure Irrevocable Trust Revocable T	= = =	ansfer on Death ustee to Beneficiary
	er ✓ No Court Decre red in full? (If No, explain the divi		ntor Trust Partition Satisfaction		her (Explain)
Yes No	ed in idai: (ii ido, explain life divi	Sion.)	12 Was real estate purchased	I for same use? (If N	lo, state the intended use.)
13 Was the transfer betwee	in relatives, or if to a trustee, are	the trustor and heneficians	elatives? (If Yes, check the appropriate box.)		
✓ Yes  No	Aunt or Uncle to Niece or		, Partnership, or LLC Self	Othe	nr.
	Brothers and Sisters		s and Grandchild Spouse		
	Ex-spouse	Parents and	=	Step-child	
14 What is the current mark	et value of the real property?		15 Was the mortgage assumed? (If Yes, sta		nterest rate.)
\$3,750			☐Yes	·	%
16 Does this conveyance dir ☐ Yes	vide a current parcel of land?		17 Was transfer through a real estate agent	or a title company?	(If Yes include the name
18 Address of Property			of the agent or title company contact.)		
433 W. Gage St.			19 Name and Address of Person to Whom to	he Tax Statement St	nould be Sent
Blue Hill, NE 68930			See Grantee		
18a No address assigne	ed 18b Vacant land				
20 Legal Description (Attach	additional pages, if needed.)				
An Undivided one-ha					
The West Fourteen (	W14) feet of Lot Nine (9)	), Block Six (6), Rohre	r's Addition to Blue Hill, Webster Cou	nty, Nebraska,	according to the
recorded plat tilereor	1-				•
21 If agricultural, list total nur	mber of acres transferred in this	transaction			
22 Total purchase price	including any liabilities assu	med		s  \$	<del> </del>
23 Was non-real property	included in the purchase?	mou		. 22	0 <mark>,</mark> 00
Yes V No (If)	res, enter dollar amount and	attach itemized list.) (see	instructions)	. 23 \$	
				. 24 \$	0)00
25 If this transfer is exem	npt from the documentary sta	amp tax, list the exemption	n number 4		
Under p	enalties of law, I declare that I	have examined this statem	ent and that it is, to the best of my knowledge	and belief, true co	mplete, and
Danielle	L. Kelley	nis statement.		, aud, aud	(402) 463-4198
sign Print or Type !	Name of Grantee or Authorized i	Representative			Phone Number
	mille &	muy	Escrow Closing Age	08-19-2021	
here Signature of C	arantee or Authorized Represent	auve /	Title		Date
	Re	egister of Deed's Use C	niy		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp	• 1 - 1	28 Recording Data		
	rial s Exem	pt 74	Be2021 & 2178		
Nebraska Department of Revenue				Authorized by Non Bo	Chat FE 70 044 774007(0)

Index Computer _	NEBRASKA I	DOCUMENTARY MP TAX	Bk 2021, Pg 2178								
Assessor _ Carded _		e: 08/20/21	State of Nebraska ss.								
	\$ Ex004	By AS	Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of August A.D., 2021, at 12:41 o'clock PM. Recorded in Book 2021 on Page 2178  Course Letsel County Clerk Fee: \$10.00 By: AS Deputy Electronically Recorded								
	Return To: Adams Land Title Company, P.O. Box 1347, Hastings, NE 68902										
	Corrective War	ranty Deed									
	The Grantor, JANICE C. BAIRD, A SINGLE PERSON, in consideration of One Dollar and other										
	valuable consideration, the receipt of which is hereby acknowledged, conveys to JAMES R. BAIRD										
	whether one or more, the following described real estate (as described in Neb. Stat. 76-201):										
	An undivided one half interest in:										
	The West Fourteen (W 14) feet of Lot Nine (9), Block Six (6), Rohrer's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.										
	This deed has been executed to correct the legal description on prior deed recorded May 18, 2006 in Book 2006, Page 1131.										
	GRANTOR covenants with GRANTEE that GRANTOR:										
	<ol> <li>is lawfully seized of such real estate and that it is fr reservations, covenants and restrictions of record assessments;</li> <li>has legal power and lawful authority to convey the sa</li> <li>warrants and will defend title to the real estate against Executed</li></ol>	and subject to al	ll regular taxes and special								
	Janice C  STATE OF NEBRASKA	Onice, C. L. Baird	Baird.								

2021, before me personally appeared Janice C. Baird, a

On this <u>26</u> single person.

_ day of (

GENERAL NOTARY - State of Nebraska Crystal M. Shestak My Comm. Exp. June 26, 2023