Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sale	Date				S	Schoo	ol Dis	trict Cod	e			
91	. 20	23	365		6/18	/2018	Base: 9	1-0	002	Af:	filiate	ed:		Un	ified:		
Location	D	Sale	Number	U	seability	& Code#					Pa	rcel N	Tumber				
0001243	300		56		4	09	GeoCde	Twi	ı Rng	S	ect	Qrt	Subdiv	Area	Blk	Parcel	
	D	ate of S	ale Assessed	Val	lue		4371			0	0	0	10020		007	0000	
Land	[Imp	provements		T	otal			Date of	Sal	e Pro	perty	Classifi	cation	Code		
	555		16,46	0		17,015	Status	P	roperty Type Zoning		Locatio	n (lity Size	Parcel Siz	æ		
Assessor Lo	cation:	RED	CLOUD (I	RC)			A) 1	B)	01		C)	1	D) 1	E)	6	F) 1	
						Residential							Comme	rcial			
	Mu	ltiple Im	provements:	Mult	tiple. Improv	rements.:			Multiple	. Imp	rovem	ents. :					
		Constr	uction Date:	Cons	struction Da	te: 18	85		Constru	ction	Date :						
			Floor:	Floor	r Sq. Ft. :		12		Floor Se	. Ft.	:						
		Buildir	ig Cost New:	Cost	::	98,9	65		Cost:								
Single Family	Style:	101		Resi	idential C	ondition: 20)		Comm	ercia	al Occ	upano	y Code:				
(100) 🗆 Mo	bile Hor	ne		(10)) 🗆 W	om Out			Primar	<i>τ</i> :		Ot	her1:		Other2:		
(101) 🗷 On	e Story	i		(20)) ₺ Ba	dly Worn			Commercial Construction Class:								
(102) ☐ Two Story (30) ☐ Average							(1)	J F	ігерго	of Str	uctural Ste	el Fran	ne				
(103) ☐ Split Level				(40)) 🗆 Go	od			(2) [J R	einfo	rced C	oncrete Fr	ame			
(104) 🗆 11.	/2 Story			(50)) 🗆 Ve	ry Good			(3) [J M	lason:	гу Веа	ring Walls				
(111)) 🗆 Ex	cellent			(4) [J W	Vood	or Stee	el Framed	Ext. W	alls		
(106) □ Otl	ner								(5) [J M	1etal F	rame	and Walls				
Townhouse o	r Duple:	x Style:		Resi	idential Q	uality: 30			(6) D Pole Frame								
(301) 🗆 On	e Story			(10)) 🗆 Lo	W			Cost Rank: Co				Condi	ondition:			
(302) 🗆 Tw	o Story			(20)) 🗆 Fa:	ir			(10) 🗆 Low				(10)				
(307) 🗆 11	/2 Story			(30)) ⅓ Av	erage			(20) 🗆 Average				(20)	20) 🛘 Badly Worn			
(308) 🗆 Spl	it Level			(40)) 🗆 Go	od			(30)					☐ Average			
(309) 🗆 21/	2 Story			(50)) 🗆 Ve	ry Good			(40) I] H	ligh			(40) □ Good			
(304) 🛮 On	e Story I	Duplex		(60)) 🗆 Ex	cellent								(50)	□ Very	Good	
(305) 🗆 Tw	o Story l	Duplex												(60)	∃ ExceÎ	ent	
Assessor's	s Adju	stmen	t to Sale P	rice	(+ or -)):											
			Reason for A														
WD; SA	TISFA	CTION	OF CON	TRA	CT									•			
												-					
																	
Comments	Comments from Comments:																
000124								- OIIII	*********								
	-											,					
	• • •																
															(Cont	inue on back	()

1243

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 number. Good Life. Great Service. DEPARTMENT OF REVENUE

521

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. 2 Day 18 Yr. 18 4 Date of Deed Mo. 06 Day 18 Yr. 2024								
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)								
Joyce L. Summers	Connie J. Clark								
Street or Other Mailing Address	Street or Other Mailing Address 842 North Walnut Street								
City State Zip Code	City State Zip Code Red Cloud NE 68970								
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes V No No If Yes, is the grantee a 509(a) foundation? Yes V No No Yes V No Yes Yes V No Yes V No Yes Yes V No Yes Yes								
Email Address NA	Email Address NA								
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.								
(A) Status (B	Property Type (C)								
✓ Improved ✓ Single Family Industrial [Unimproved Multi-Family Agricultural [IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt								
8 Type of Deed Conservator Distribution Lau Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Mir 9 Was transfer part of IRS like-kind exchange (I.B.C. & 1031) Forecl	eral Quit Claim Warranty bsure Irrevocable Trust Transfer on Death								
	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.) ✓ Yes								
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 Other and 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.)								
\$18,000									
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.)								
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent								
842 North Walnut, Red Cloud, NE 68970	Grantee								
18a No address assigned 18b Vacant land									
20 Legal Description (Attach additional pages, if needed.)	, ,								
The North Fifty feet (N50') of the West One Hundred Addition to Red Cloud, Webster County, Nebraska	Forty-two feet (W142') of Block Seven (7), Smith &								
21 If agricultural, list total number of acres transferred in this transaction									
22 Total purchase price, including any liabilities assumed	\$								
Yes No (If Yes, enter dollar amount and attach itemized list.) (see i	\$								
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 18,000 00								
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number It 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. Connie J. Clark	it and that it is, to the best of my knowledge and belief, true, complete, and (402) 746-3368								
Print of Type Name of Grantee or Authorized Representative									
sign Land	Phone Number								
- Charles AC Color	Grantee								
here Signature of Grantee or Authorized Representative									
Register of Deed's Use On	Grantee Date For Dept. Use Only								
liele " //	Grantee Date								

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 a day of Marcha.D., 20 23 at 11:35 o'clock A.M. Recorded in Book 2023 on Page_ County Clerk Deputy Comp Carded Assessor

NEBRASKA DOCUMENTARY

Return to: Theobald Law Office

PO Box 423

Red Cloud, NE 68970

WARRANTY DEED

Joyce L. Summers, a single person, Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration, received from Grantee, Connie J. Clark, a single person, convey to Grantee, following described real estate (as defined in Neb. Rev. Stat. 76-201):

> The North Fifty feet (N50') of the West One Hundred Forty-two feet (W142') of Block Seven (7), Smith & Moore's 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.

STATE OF NEBRASKA, COUNTY OF WEBSTER,

SS:

The foregoing instrument was acknowledged before me on June by Joyce L. Summers, a single person.

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

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		S	Sale Date					S	chool	Dis	trict Coc	le				
91	20	23	366		3/	/2/2023	Base: 9	91-	0002	O002 Affiliated: Unified:									
Location	Ю	Sale	Number	τ	Jseabil	ity & Code #			<u>-</u>			Par	cel N	lumber	mber				
0001243	800		57		1		GeoCde	Tw	n I	Rng	Sec	ct (Qrt	Subdiv	Ar	ea	Blk	Pa	rcel
	D	ate of S	ale Assessed	l Va	lue		4371				00	0	0	10020			007	00	00
Land		Imp	rovements			Total			Date of Sale Property Class				Classifi	catio	n C	ode			
	555 16,4			0 17,015			Status]	Proper	roperty Type Zoning Loc			Location	n	City	Size	Parc	el Size	
Assessor Location: RED CLOUD (1			RC)			A) 1	E	3)	01		C)	1	D) 1	I	Ξ)	6	F)	1	
						Residential			Commercial										
	Mul	tiple Im	provements:	Mul	tiple. Im				Mul	ltiple.	Impro	ovemer	nts.:						
7800		Constr	uction Date:	Con	struction				Con	ıstructi	ion D	ate:							
			Floor:	Floo	or Sq. Ft.	•	12		Floo	or Sq.	Ft. :								
		Buildin	g Cost New:	Cost	t :	98,9	65		Cos	st :									
Single Family	Style:	101		Res	identia	l Condition: 20)		Cor	mmer	rcial	Occu	pano	y Code:					
(100) 🗆 Mo	bile Hon	<u>1e</u>		(10) 🗆	Worn Out			Prir	mary:			Oť	herl:		С	ther2:		
(101) 🗷 One	Story		<u>.</u>	(20) 🗷	Badly Worn			Cor	Commercial Construction Class:									
(102) 🗆 Two	Story			(30) Average					(1)	(1) ☐ Fireproof Structural Steel Frame									
(103) □ Spli				(40)) 🗆	Good			(2)) 🗆	Re	infore	ed C	oncrete Fi	ame				
(104) 🗆 1 1/				(50)) 🗆	Very Good			(3)) 🗆	Ma	asonry	Bea	ring Walls					
(111) □ Bi-I	Level			(60)) 🗆	Excellent			(4)) 🗆	Wo	ood or	Stee	l Framed	Ext. \	Wall	S		
(106) 🗆 Oth								·····	(5)) 🗆	Μe	etal Fra	ame	and Walls					
Townhouse or		Style:		Residential Quality: 30					(6)) 🗆	Pol	le Frai	me						
(301) 🗆 One					<u></u>	Low			Cos	st Rai					Conc	litio	n:		
(302) 🗆 Two				(20) □ Fair				(10) □ Low				(10)							
(307) 🗆 1 1/3				(30) 🗷 Average			_	(20) ☐ Average					(20)						
(308) □ Spli		.				Good			 	(30) Above Average					(30)	,			
(309) 🗆 2 1/2						Very Good			(40	(40) □ High					(40)		Good		
(304) 🗆 One				(60)) 🗆	Excellent									(50)		Very (
(305) 🗆 Two	Story I	Duplex			**********										(60)		Excelle	ent	
Assessor's			· • •		_														
Assessor Co	mment	s and R	eason for A	djus	stment	•													
WD	····																		
																			
									-										
Comments f	rom							Com	ments	s:									
0001243																			
																	A		
																	(Conti	nue on	back)

Good Life. Great Service.



FORM 521

Real Estate Transfer Statement 57
• 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	nt is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	100 SE
WEBSTER - 91	Mo. 3 Day 2 Yr. 23 Mo. 3 Da	y Yr23
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)	
Connie J. Clark Street or Other Mailing Address	Rebecca J. Page	
174 Wyant	Street or Other Mailing Address 842 North Walnut	1880 - 2022 - XI
Riverton NE State NE Zip Code 68972	Red Cloud NE	Zip Code 68970
Phone Number (402) 879-5392	Phone Number (402) 879-9361 Is the grantee a 501(c)(3) organize If Yes, is the grantee a 509(a) four	
Email Address NA	Email Address NA	
7 Property Classification Number. Check one box in categories A and B. Check C i	(Control of the control of the contr	
(A) Status (B) Property Type	(C)
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed	
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	_
☐ IOLL ☐ Commercial ☐ Recreational		
8 Type of Deed Conservator Distribution La	and Contract/Memo Partition Sheriff	Other
	ease Personal Rep. Trust/Trustee	
Cemetery Death Certificate – Transfer on Death Executor Mi	neral Quit Claim Warranty	
9 Was transfer part of IRS like-	elosure Irrevocable Trust Revocable Trust Tr	ransfer on Death
kind exchange (I.R.C. § 1031	Life Estate Sale	rustee to Beneficiary
		ther (Explain)
11 Was ownership transferred in full? (If No, explain the division.) V 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.,	atives? (If Yes, check the appropriate box.) Partnership, or LLC Self Oth	
Ex-spouse Parents and C		
		fatanak ara V
14 What is the current market value of the real property? \$10,000	15 Was the mortgage assumed? (If Yes, state the amount and Yes No \$	interest rate.)
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company	2 (If Yes, include the name
Yes No	of the agent or title company contact.) Yes	No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	Should be Sent
842 North Walnut Street, Red Cloud, NE 68970	Grantee	
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.)		
The North Fifty Feet (N50') of the West One Hundre	ed Forty-two feet (W142') of Block Sev	en (7),
Smith & Moore's Addition to Red Cloud, Webster Co		
	PT 10.0 2.1 CO P. TO P. T. CO P. C.	
21 If agricultural, list total number of acres transferred in this transaction		
OO Total assessment in the distance of the billion and the bil	20 \$	10.000.00
22 Total purchase price, including any liabilities assumed		10,000,00
Yes V No (If Yes, enter dollar amount and attach itemized list.) (see	instructions)	
	\$	10,000,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		10,000 ₁ 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	n number	
Under penalties of law, I declare that I have examined this statement	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. Rebecca J. Page		(402) 879-9361
Print or Type Name of Grantee or Authorized Representative		Phone Number
sign	Grantee	3/2/23
	Title	Date
liele D	Products	C75576300
D 11 (D II II O		To 220 920 Notice magnification
Register of Deed's Use Or		For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
	BK2023 Pg 366	For Dept. Use Only Rev. 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 2 March. D., 20 23. at 11:4 AM. Recorded in Book 20 o'clock abben tare County Clerk 10.00 0 Deputy Assessor Carded_ Comp

NEBRASKA DOCUMENTARY

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

WARRANTY DEED

Connie J. Clark, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Rebecca J. Page, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The North Fifty feet (N50') of the West One Hundred Forty-two feet (W142') of Block Seven (7), Smith and Moore's 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 March 2, 2023.

STATE OF NEBRASKA, COUNTY OF WEBSTER)ss.

The foregoing instrument was acknowledged before me on March 2, 2023 by Connie J.

Clark, a single person.

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

Agricultural Land Sales Worksheet

Date of Sale Assessed Value 00 00 Improvements Total Improvements Total Property Type Zoning Location City Size Party Type ACRES: VALUE: City Size Party Type ACRES: VALUE: City Size Party Type ACRES: ACRES: VALUE: City Siz	arcel 000				
001313402 58 4 05 GeoCde Twn Rng Sect Qnt Subdiv Area Blk Property Tyn Signature Sign	000 cel Size				
Date of Sale Assessed Value 0000 Total Date of Sale Assessed Value 0000 Total Date of Sale Assessed Value Date of Sale Value Date of	000 cel Size				
Land Improvements Total Date of Sale Property Uassification Code 183,170 5 183,175 Status Property Type Zoning Location City Size Pa LCG ACRES: VALUE: LCG ACRES: VALUE: LCG ACRES: VALUE: Pa ACRES: VALUE: Pa Pa<	cel Size				
183,170 5					
Irrigation Type: A 1 B 05 C 5 D 3 E 0 F					
LCG ACRES: VALUE: LCG ACRES: VALUE: IRRIGATED 1A1 GRASSLAND 1G1 65.450 91 1A 1G 0.730 1 2A1 2G 0.730 1 2A2 2G 3G1 3G1 3A1 3G 3G 4G1 4A1 4G1 4G1 4G1					
IRRIGATED 1A1 GRASSLAND 1G1 65.450 91 1A 1G 0.730 1 2A1 2G 0.730 1 2A 2G 3G1 3G1 3A1 3G 4G1 4G1	9				
1A 1G 2A1 2G1 0.730 1 2A 2G 3A1 3G1 3A 4G1					
2A1 2G1 0.730 1 2A 2G 0.730 1 3A1 3G1 3G1 3A 3G 4G1	630				
2A 2G 3A1 3G1 3A 4G1 4G1					
3A1 3G1 3A 3G 4A1 4G1	020				
3A 3G 4A1 4G1					
4A1 4G1					
4A 4G					
DRYLAND 1D1 Shelterbelt/Timber					
1D Accretion					
2D1 13.470 35,020 Waste					
2D 16.470 37,635 Other					
3D1 AG LAND TOTAL 107.080 183	170				
3D Roads 0.840					
4D1 10.070 16,415 Farm Sites					
4D 0.890 1,450 Home Sites					
Recreation					
Dwellings 5 Other					
Outbuildings Non-AG TOTAL 0.840					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
QCD; TRANSFER TO FAMILY LLC		
Comments from	Comments:	
001313402		
		(Continue on back)

NEBRASKA

Grantor's Name (Seller) Oak Hill Capital, LLC

1 County Name

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. 3 Day 3 Yr.

Grantee's Name (Buyer) Oak Creek Cattle, LLC

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

58

4 Date of Deed

Mo. 2 Day 28

FORM **521**

Good Life, Great Service.

• To b

2 County Number

WEBSTER - 91

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

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.

Street or Other Mailing Address P O Box 423 Street or Other Mailing Address P O Box 423 Grand Island Zip Code 68802 Zip Code 68802 State City Grand Island Phone Numbe V No Phone Number Is the grantee a 501(c)(3) organization? Yes 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. (A) Status (B) Property Type (C) Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Improved Single Family Exempt ✓ Agricultural Mineral Interests-Producing **✓** Unimproved Multi-Family IOLL Commercial Recreational Partition Distribution Sheriff Other Conservator Land Contract/Memo 8 Type of Deed Easement Bill of Sale Corrective Personal Rep. Trust/Trustee Lease Death Certificate - Transfer on Death Quit Claim Executor Mineral Warranty Cemetery 9 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 Life Estate Trustee to Beneficiary Auction Easement Exchange) by buyer or seller? Satisfaction of Contract Other (Explain) Trans Family LLC Seller V No Court Decree Exchange Grantor Trust Partition Buyer 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.) ☐ No ✓ Yes ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Grandparents and Grandchild Spouse Brothers and Sisters Step-parent and Step-child Parents and Child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? 114,000 Yes V No \$ 17 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 ✓ Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Grantee Ag Land 18b Vacant land 18a V No address assigned 20 Legal Description (Attach additional pages, if needed.) See Attached 21 If agricultural, list total number of acres transferred in this transaction 22 0,00 23 Was non-real property included in the purchase? 23 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 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. Gordon Glade, Manager, Oak Creek Cattle, LLC Print or Type Name of Grantee or Authorized Representative Grantee Vaklreek Cattle, UC Signature of Grantee or Authorized Representative For Dept. Use Only Register of Deed's Use Only 28 Recording Data 27 Value of Stamp or Exempt Number 26 Date Deed Recorded Day 2 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue 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.

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION TWENTY-EIGHT (28), TOWNSHIP FOUR (4) NORTH, RANGE NINE (9) WEST OF THE 6^{TH} P.M., WEBSTER COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (WEST 1/4 CORNER) AND THIS BEING THE POINT OF BEGINNING; THENCE N00°37'02"W (ASSUMED BEARING) ON THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 674.15 FEET; THENCE N87°05'40"E A DISTANCE OF 2656.96 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE S01°12'05"E ON SAID EAST LINE A DISTANCE OF 759.90 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER (CENTER ¼ CORNER); THENCE S88°56'39"W ON THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 2662.67 FEET TO THE POINT OF BEGINNING, CONTAINING 43.77 ACRES MORE OR LESS OF WHICH 0.51 ACRES IS CURRENTLY BEING OCCUPIED AS PUBLIC ROAD RIGHT OF WAY.

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 3th day of March A.D., 2033, at 1:48 or clock A.B., Recorded in Book 203 on Page 368

Dibber Mario County Clerk \$10.00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-2-203
SExapt 5b By ass

Return to: Oak Creek Cattle, LLC P O Box 423 Grand Island, NE 68802

QUITCLAIM DEED

Oak Hill Capital, LLC, a Nebraska Limited Liability Company, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Oak Creek Cattle, LLC, a Nebraska Limited Liability Company, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION TWENTY-EIGHT (28), TOWNSHIP FOUR (4) NORTH, RANGE NINE (9) WEST OF THE 6^{TH} P.M., WEBSTER COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (WEST 1/4 CORNER) AND THIS BEING THE POINT OF BEGINNING; THENCE N00°37'02"W (ASSUMED BEARING) ON THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 674.15 FEET; THENCE N87°05'40"E A DISTANCE OF 2656.96 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE S01°12'05"B ON SAID EAST LINE A DISTANCE OF 759.90 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER (CENTER ½ CORNER); THENCE S88°56'39"W ON THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 2662.67 FEET TO THE POINT OF BEGINNING, CONTAINING 43.77 ACRES MORE OR LESS OF WHICH 0.51 ACRES IS CURRENTLY BEING OCCUPIED AS PUBLIC ROAD RIGHT OF WAY.

Executed

, 2023.

Oak Hill Capital, LLC, a Nebraska Limited Liability Company

Gordon Glade, Manager

STATE OF NEBRASKA

COUNTY OF HELD

GENERAL NOTARY - State of Nebraska
MARY M CHURCH
My Comm. Exp. May 10, 2025

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sa	le Date	School District Code											
91	20:	23	372	3/	7/2023	Base: 9	1-00	02	Affi	Affiliated: Unified:							
Location	D	Sale	Number	Useabili	y & Code #					Parcel	Number						
0022081	100		59	4		GeoCde	Twn	Rng	Se	t Qrt	Subdiv	Area	Blk	Parcel			
	D	ate of S	ale Assessed	Value		4493	1	12	1	1 0	00000	1	000	0000			
Land	Land Improvements Total			Total		D	ate of	Sale	Propert	y Classific	ation (Code					
494	,200				494,200	Status	Status Property Type Zoning Loca			Location	Cit	y Size	Parcel Size				
		Irriga	tion Type:			A) 2	B)	05		c) 5	D) 3	E)	0	F) 10			
LCG			ACRES:	V	ALUE:		LCG			AC	RES:		VAL	UE:			
IRRIGATE	ED 1A1					GRASSLAND 1G1 62.000			52.000			86,800					
	1A								1G								
	2A1						2G1 92.000				128,800						
	2A					2G 4.000					5,600						
	3A1					3G1			1	73.000		2	42,200				
	3A					3 G			3G		22.000			30,800			
	4A1							40	G1								
	4A								4G								
DRYLANI) 1D1						Shelterb	elt/Timl	oer								
	1D							Accreti	on								
	2D1							Was	ste								
	2D							Oth		,							
	3D1					AG L	AND '	TOTA	\mathbf{L}	3.	3.000		4	94,200			
	3D							Roa	-		5.000						
	4D1						I	Farm Sit	tes	···········							
o viedni za decembra i sa dekidera i r	4D	Lora CV		Processing to the second	25 Washing to 10 10 10 10 10 10 10 10 10 10 10 10 10			ome Sit									
							I	Recreati	on								
	wellings				· · · · · · · · · · · · · · · · · · ·	Other						-					
Out	buildings					Noi	n-AG	ГОТА	\mathbb{T}		5.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD; ADDING SPOUSE TO PROPERTY	
,	
Comments from	Comments:
002208100	
•	(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. DEPARTMENT OF REVENUE

The deed will not be recorded unless this statement is signed and items 1-25 are accurately	completed	
	ate of Deed 03	07 2023
WEBSTER - 91 Mo. 03 Day 07 Yr. 2023 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print)		ay <u>07</u> Yr. <u>2023</u>
Grantor's Name (Seller) Kila R Burgess and Derald Todd Burgess Grantor's Name (Buyer) Kila R Burgess and Derald Todd Derald Todd		
	Burgess	
Street or Other Mailing Address 217 NORTH CHERRY STREET Street or Other Mailing Address 217 NORTH CHERRY STREET	0: :	
Red Cloud NE State Zip Code Red Cloud	NE	Zip Code 68970
Phone Number (402) 746-4767 Is the grantee a 5 If yes, is the grantee		
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)
	State Assessed	d Mobile Home
✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing IOLL Commercial Recreational	Exempt	
8 Type of Deed Conservator Distribution Land Contract/Memo Partition She	riff [Other
	t/Trustee	
Cemetery Death Certificate – Transfer on Death Executor Mineral Quit Claim War		
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Sale	=	Fransfer on Death
Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of C	_	Trustee to Beneficiary Other (Explain) Create Joint Te
11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for	the state of the s	
✓ Yes No ✓ Yes No	11-1-	
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	□ ott	her
☐ 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 mortgage assumed?)	ne amount and	d interest rate.)
\$625,000	title semeseu	2 (If Van include the name
Yes No of the agent or title company contact.)		No
18 Address of Property 19 Name and Address of Person to Whom the T	ax Statement	Should be Sent
Rural Webster County, Nebraska (Same as Grantee)		
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.)		
The Southeast Quarter (SE1/4); the South Half of the Northeast Quarter (S1/2NE1/4); the	e Southe	ast Quarter of
the Northwest Quarter (SE¼ŃW¼); and the West Half of the Northwest Quarter (W½ Fourteen (14), Township One (1) North, Range Twelve (12) West, of the 6th P.M., W	eNVV'/4), II ehster Ca	n Section ounty Nebraska
200	CDStCI O	ounty, Nobrasika
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 V 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)	24	0 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a		
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and correct, and that I am duly authorized to sign this statement.	d belief, true, o	
David B. Garwood		(402) 746-3613
Sign Print or Type Name of Grantee or Authorized Representative Attorney		Phone Number
here Signature of Grantee or Authorized Representative Title		Date
		For Dept. Use Only
Register of Deed's Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data		For Dept. Use Only
MO. 3 Day 1 Yr. 23 \$ Exempt # 5a BK 2023 to 372		
Nebraska Department of Revenue	thorized by Neb.	Rev. Stat. §§ 76-214, 77-1327(2)

Assessor

Deputy

Carded

NEBRASKA DOCUMENTARY
STAMP TAX
3-1-23
s Exempt 58y

BOOK 2023 PAGE 372

JOINT TENANCY WARRANTY DEED

Kila R. Burgess and Derald Todd Burgess, wife and husband, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and Creation of Joint Tenancy, convey to Kila R. Burgess and Derald Todd Burgess, wife and husband as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE½); and the South Half of the Northeast Quarter (S½NE½); and the Southeast Quarter of the Northwest Quarter (SE½NW½); and the West Half of the Northwest Quarter (W½NW¼); all in Section Fourteen (14), Township One (1) North, Range Twelve (12) West, of the 6th P.M., in Webster County, Nebraska, subject to easements and restrictions of record.

GRANTORS covenant with the GRANTEES that GRANTORS: (1) are lawfully seized of such real estate; (2) have legal power and lawful authority to convey the same; (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed March 7, 2023

Kila R. Burgess

Derald Todd Burgess

8

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on March _______, 2023 by Kila R. Burgess and Derald Todd Burgess, wife and husband.

GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
My Comm. Exp. December 2, 2026

Comm. expires 13-2-76

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Sale Date				S	chool Dis	trict Code)			
91	20	23	376	1/10	/2023	Base: 91-0002 Affiliated: Unified:									
Location	Ю	Sale	Number	Useability	& Code#		•			Parcel I	Number				
0015067	700		60	4	05	GeoCde	Twn	Rng	Sec	et Qrt	Subdiv	Area	Blk	Parcel	
	D	ate of S	ale Assessed	Value		4373	2	10	3	5 4	00000	1	000	0000	
Land Improvements Total							Γ	ate of	Sale	Propert	Classific	ation (Code		
1,304	,760			1,3	304,760	Status	Pro	perty Ty	ре	Zoning	Location	ı Cit	y Size	Parcel Size	
		Irrigat	tion Type:			A) 2 B) 05				c) 5	D) 3	E)	0	F) 9	
LCG			ACRES:	VAL	UE:		LCG			ACI	ES:	حسب	VAL	UE:	
IRRIGATE	ED 1A1		87.390	4	175,400	GRASSLAND 1G1			GI		2.030	198,84			
	1 <i>A</i>		23.940	1	.30,235	1G			1G		5.540	7,755			
	2A1		2.360		12,840	2G1			G1	1	22,34				
	2A 3A1 2		1.170		6,120	2G									
			21.560	1	.07,585	3G1			Gl	2	26.530			37,140	
	3A	-						3G							
	4A1		17.480		87,230			4	G1	4.360				4,360	
	4A		36.690	1	.83,085				4G						
DRYLANI	D 1D1		0.510		1,325	S	Shelterb	elt/Timl	рег						
	1D		51.040	1	.32,705			Accreti	on						
	2D1							Wa	ste						
	2D	ļ	8.270		18,895			Oti							
	3D1	<u> </u>	5.580		12,750	AG L	AND	TOTA	\mathbf{L}	46	7.250		1,4	66,055	
	3D	 						Roa	ıds	•	6.880				
	4D1	 	2.740		4,465		-	Farm Si	tes						
a fire of the same	4D		14.100		22,980			Iome Si	-						
		7/10/20						Recreati	on						
	wellings					Other Non-AG TOTAL					6 000				
Out	buildings					No	n-AG	TOTA	ᄮ		6.880				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER PORTION INTEREST INTO TRUST	
Comments from Co	omments:
001506700 001002400 001002700	
	(Continue on back)

Real Estate Transfer Statement

FORM 521

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

	it is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	10 23
VALLEY - 88	·	10 Yr. 23
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)	
James S. Burdyny and Patricia A. Burdyny, Husband and Wife	Patricia Ann Burdyny, Trstee, Patricia Ann Bu	ırdyny Rev.Trust
Street or Other Mailing Address 9468 Dewey Circle	Street or Other Mailing Address 9468 Dewey Circle	
City State Zip Code Omaha NE 68114	Omaha State NE	Zip Code 68114
Phone Number (402) 660-3666	Phone Number Is the grantee a 501(c)(3) organiza (402) 660-3666 If Yes, is the grantee a 509(a) found	
Email Address N/a	Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C I	1	
) Property Type	(C)
☐ Improved ☐ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
✓ Unimproved	Mineral Interests-Producing Exempt	
Ommercial Recreational		<u> </u>
		Other
	ase Personal Rep. Trust/Trustee neral Quit Claim Warranty	
9 Was transfer part of IRS like-kind exchange (i.R.C. § 1031		nsfer on Death
Exchange) by buyer or seller?	Life Estate Sale Tru	stee to Beneficiary
	or Trust Partition Satisfaction of Contract Oth	, , ,
11 Was ownership transferred in full? (If No, explain the division.) Yes NoNo	12 Was real estate purchased for same use? (If N	o, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	atives? (If Yes, check the appropriate box.)	
	Partnership, or LLC Self Othe	r
	and Grandchild Spouse	
Ex-spouse Parents and C		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	•
\$652,380 16 Does this conveyance divide a current parcel of land?	Yes ✓ No \$	/If Ves, include the name
Yes V No	of the agent or title company contact.) Yes	No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement St	
1892 Highway 136	Patricia Ann Burdyny, Trustee	
Red Cloud, NE 68970	9468 Dewey Circle	
18a No address assigned 18b Vacant land	Omaha, NE 68114	
20 Legal Description (Attach additional pages, if needed.)		
See Attached Exhibit A		
21 If agricultural, list total number of acres transferred in this transaction		
22 Total purchase price, including any fiabilities assumed		0,00
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see	instructions)	0,00
	\$ \$ S	
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	n number 19	
Under penalties of law, I declare that I have examined this statem correct, and that I am duly authorized to sign this statement.	ent and that it is, to the best of my knowledge and belief, true, co	mplete, and
Daniel I. Dittman		(402) 397-2200
Print or Type Name of Grantee or Authorized Representative		Phone Number
sign Donath	Attorney for Grantee	1-23-23
here Signature of Grantee or Abinorized Representative	Title	Date
Register of Deed's Use C	nly	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 3 Day 8 Yr. 25 \$ Exempt # 19	DK 2023 ta 376	
Nebraska Department of Revenue	Authorized by Neb. R	ev. Stat. §§ 76-214, 77-1327(2)

EXHIBIT A

1. An undivided one-half (1/2) interest, that being all right title and interest of Grantor in the following real estate situated in Webster County, Nebraska:

The Southeast Quarter (SE 1/4) of Section Thirty-Six (36), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; EXCEPT tracts conveyed to the State of Nebraska for highway recorded in Book 29, Page 491, and Book 2006, Page 984, and the terms and conditions thereof.

and

2. An undivided one-half (1/2) interest, that being all right title and interest of Grantor in the following real estate situated in Webster County, Nebraska:

The East half of the Northwest Quarter (E1/2NE1/4) and the West half of the Northwest Quarter (W1/2NW1/4) and the West half of the Southwest Quarter (W1/2SW1/4), and the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) and the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4), all in Section Six (6), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.



Certificate of Exemption – Deeds to Trustees • Documentary Stamp Tax – Neb. Rev. Stat. § 76-902

December 1	ax recor nev orac 3 10-302
SEC	CTION 1
Grantor of Instrument and Trust James S. Burdyny and Patricia A. Burdyny, Husband and Wife	
Grantee of Instrument (Trustee) Patricia Ann Burdyny, Trustee of the Patricia Ann Burdyny Revocable Trust dated Sep	t. 2, 2022
NAME OF BENEFICIARIES	RELATIONSHIP TO GRANTOR
Patricia Ann Burdyny	Self
SEC	CTION 2
Does a trust document exist which sets forth the grantor, the trust of the real property transfer?	
	nade directly from the grantor to the beneficiaries of the trust.
Deeds to property transferred by or to the U.S., the State	
Deeds which, without additional consideration, confirm which do not extend or limit existing title or interest.	, correct, modify, or supplement a deed previously recorded, but
Deeds without actual consideration between: husband and marriage); or parent and child.	d wife; ex-spouses (conveying property acquired or held during the
corporation or interest in the partnership or LLC are ow member of that family, related to one another within the f spouses. No consideration is given other than the issuance the family members or the return of the stock to the corpo in dissolution of the interest in the partnership or LLCs.	Ilimited liability company (LLC). All the shares of stock of the med by members of a family, or a trust created for the benefit of a fourth degree of kindred according to the rules of civil law, and their e of stock of the corporation or interest in the partnership or LLC to oration in partial or complete liquidation of the corporation or deeds. To qualify for the exemption for family corporations, partnerships, the corporation or partnership and not in the name of the individual
Deeds of partition.	
	or transfers of the assets of a corporation pursuant to the plans of A copy of this plan must be presented to the register of deeds before
Deeds made by a subsidiary corporation to its parent corp of the subsidiary's stock.	oration for no consideration other than the cancellation or surrender
Cemetery deeds.	
Mineral deeds.	
Deeds executed pursuant to court decrees.	
Deeds which release a reversionary interest, a condition su	bsequent or precedent, a restriction, or any other contingent interest.
Deeds of distribution executed by a personal representa intestate succession.	tive conveying to devisees or heirs property passing by testate or
Deeds transferring property located within the boundarie American residing on an Indian Reservation in Nebraska	es of an Indian Reservation where the grantor or grantee is a Native
Deeds which convey property held in the name of any pa partner in the partnership or member of the LLC, or to hi	urtnership or LLC, which is not a family partnership or LLC, to any is or her spouse.
Easements.	



Certificate of Exemption – Deeds to Trustees

Page 2

SECTION 3

I hereby certify that I am familiar with all of the relevant details of the real estate transaction described above, and if the transaction were made directly from the grantor of the trust to the beneficiaries of the trust, it would be exempt from documentary stamp tax as indicated above.

I further certify that documentation of the trust that supports this exemption is available for inspection at any time by the Nebraska Department of Revenue.

sign DO 17	Attorney	1-72-23
here Signature	Title	Date

File this Certificate of Exemption with the Real Estate Transfer Statement, Form 521, when exemption #19 is claimed in Item 25 on the Form 521.

www.revenue.ne.gov/PAD or 402-471-5984

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 03/08/23

\$ Ex019 By AS

Bk 2023, Pg 376

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 08 day of March A.D., 2023, at 09:33 o'clock AM. Recorded in Book 2023 on Pages 376-378

Abburalaing County Clerk

Fee: \$22.00 By: AS Deputy Electronically Recorded

Prepared by & Return to: DANIEL I. DITTMAN, ERICKSON & SEDERSTROM, P.C., 10330 Regency Parkway Dr., Suite 100, Omaha, NE 68114 402-397-2200

WARRANTY DEED

PATRICIA A. BURDYNY and JAMES S. BURDYNY, wife and husband, Grantor, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, conveys to PATRICIA ANN BURDYNY, TRUSTEE AND HER SUCCESSORS IN TRUST UNDER THE PATRICIA ANN BURDYNY REVOCABLE TRUST DATED SEPTEMBER 2, 2022, Grantee, the real estate (as defined in Nebraska Rev. Stat. §76-201) in Webster County, Nebraska, described as follows:

See Attached Exhibit A

Grantor covenants with the Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from all encumbrances other than those easements, restrictions, covenants, liens, mortgages, mineral interests and other encumbrances of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed:	January	10,	2023.
-----------	---------	-----	-------

PATRICIA A. BURDYNY, Grantor

JAMES S. BURDYNY, Grantor

STATE OF NEBRASKA) ss. COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on January 10, 2023, by **PATRICIA A. BURDYNY** and **JAMES S. BURDYNY**, wife and husband.

GENERAL NOTARY - State of Nebraska
NANCY C. COENEN
My Comm. Exp. July 27, 2026

NOTARY PUBLIC

EXHIBIT A

1. An undivided one-half (1/2) interest, that being all right title and interest of Grantor in the following real estate situated in Webster County, Nebraska:

The Southeast Quarter (SE 1/4) of Section Thirty-Six (36), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; EXCEPT tracts conveyed to the State of Nebraska for highway recorded in Book 29, Page 491, and Book 2006, Page 984, and the terms and conditions thereof.

and

2. An undivided one-half (1/2) interest, that being all right title and interest of Grantor in the following real estate situated in Webster County, Nebraska:

The East half of the Northwest Quarter (E1/2NE1/4) and the West half of the Northwest Quarter (W1/2NW1/4) and the West half of the Southwest Quarter (W1/2SW1/4), and the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) and the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4), all in Section Six (6), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

Agricultural Land Sales Worksheet

Cnty No.	Bo	ok .	Page	Sale	Date	School District Code									
91	20	23	399	3/9/	/2023	Base: 9	91-00	02	Affili	filiated: Unified:					
Location	Location ID Sale Number				& Code#					Parcel Number					
0023164	100		61	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parce	el
	D	ate of S	ale Assessed	Value	A city disease of the	4369	2	12	36	4	00000	1	000	000	0
Land		Imp	provements	To	otal		D	ate of	Sale I	roperty	Classific	ation (Code	-1	
131	,280			1	L31,280	Status	Pro	perty Ty	ре	Zoning	Location	Cit	y Size	Parcel S	Size
		Irrigat	ion Type:			A) 2	B)	05	(5) 5	D) 3	E)	0	F) 9	
LCG			ACRES:	VAI	LUE:		LCG		•	ACF	ES:		VAL	UE:	
IRRIGATE		1 -				GR	ASSLA	ND 1	G1	1	2.440			17,42	20
	1A								1G	1	6.970			23,76	50
	2A1							2	G1	2.890			4,045		
	2A					2G			2G						
	3A1					3G1			G1		1.770			2,48	30
	3A								3G						
	4A1	 			-				G1						
	4A	-							4G						
DRYLANI		-	14.520		37,750		Shelterbe		_						
	1D	-	2.570		6,680			Accreti							
-	2D1 2D	-	5.030		11,495			Was							
	3D1	<u> </u>	10.650		24,335	Other AG LAND TOTAL			<u> </u>	7	0.390		1	33,75	50
	3D					7101	117	Roa		•	4.090			,.	
	4D1				<u> </u>	Farm Sites									
	4D		3.550		5,785	Home Sites									
								Recreati							
	wellings					Other			пег						
Outl	ouildings					No	n-AG	ГОТА	\mathbf{T}		4.090				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER INTO TRUST	
-	
1.70	
Comments from	Comments:
002316400	
10.00 II. 00 III. 00 II. 00 III	
	(Continue on back)

NEBRASKA Good Life Great Service

Real Estate Transfer Statement

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FORM **521**

• 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. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed County Name Mo. 03_ Day 09 2023 03 2023 WEBSTER - 91 Day 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) James C. Mitera as Trustee of the James C. Mitera Trust Agreement U/A dated November 20, 2018 Grantor's Name (Seller) James C. Mitera Street or Other Mailing Address 719 W. 33rd St. Street or Other Mailing Address 719 W. 33rd St. Zip Code 68901 Zip Code 68901 State NF State NE ^{City} Hastings ^{City} Hastings Phone Number (402) 984-2738 Phone Number (402) 984-2738 Is the grantee a 501(c)(3) organization? ✓ No If Yes, is the grantee a 509(a) foundation? 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. (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 Personal Rep. Trust/Trustee Corrective Easement Lease Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty Was transfer part of IRS like-10 Type of Transfer Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Life Estate Sale Auction 7 Easement Trustee to Beneficiary Exchange) by buyer or seller? Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes ✓ 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.) Self Other ✓ Yes ΠNo Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC 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.) \$131,280 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.) 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property James C. Mitera 719 W. 33rd St. Hastings, NE 68901 18a V No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) That portion of the entire following description lying North of the right-of-way for U.S. Highway 136; the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) and the South Half of the Southeast Quarter (S1/2SE1/4) of Section Thirty-six (36), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska. 21 If agricultural, list total number of acres transferred in this transaction 22 0.0023 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. (402) 934-4770 Zachary D. Petersen Phone Number Print or Type Name of Grantee or Authorized Representative Authorized Representative 3/9/23 Date Title Signature of Grantee or Authorized Representative For Dept. Use Only Register of Deed's Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number Day Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Index	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 03/09/23 \$ Ex004 By AS Bk 2023, Pg 399

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 March A.D., 2023, at 01:09 o'clock PM. Recorded in Book 2023 on Pages 399-400

Sindlywald

County Clerk

Fee: \$16.00 By: AS Deputy Electronically Recorded

AFTER RECORDING RETURN TO: Zachary D. Petersen Dvorak Law Group, LLC 9500 W. Dodge Road, Suite 100 Omaha, NE 68114

WARRANTY DEED

JAMES C. MITERA, a single person ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, sells, conveys and demises to JAMES C. MITERA, as Trustee, or any successor Trustee or Co-Trustee, of the James C. Mitera Trust Agreement U/A dated November 20, 2018, together with any amendments made thereto (collectively, "Grantees"), all of Grantor's right, title and interest in and to that certain real estate (as defined in Neb. Rev. Stat. § 76-201), together with all improvements thereupon, if any, legally described as:

That portion of the entire following description lying North of the right-of-way for U.S. Highway 136: The Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) and the South Half of the Southeast Quarter (S1/2 SE1/4) of Section Thirty-six (36), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

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

Grantor hereby covenants with Grantees that Grantor:

- 1. is lawfully seised of the Property and that it 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 the Property; and
- 3. warrants and will defend the title to the Property against the lawful claims of all persons claiming the same or any part thereof.

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

Executed this 9th day of March, 2023.

GRANTOR:

JAMES C'MITERA

STATE OF NEBRASKA

SS.

COUNTY OF ADAMS

The foregoing instrument was acknowledged before me on March 9, 2023, by JAMES C. MITERA, Grantor.

GENERAL NOTARY - State of Nebraska
ZACHARY D. PETERSEN
My Comm. Exp. October 27, 2025

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		\$	Sale Date	School District Code									
91	20	23	427		3/	10/2023	Base: 6	011 Affiliated: Unified:								
Location	D	Sale	Number	U	seabil	ity & Code#			Parcel Number							
0006019	900		62		1		GeoCde	Twi	ı Rı	ng	Sect	Qrt	Subdiv	Area	Blk	Parcel
	D	ate of S	ale Assessec	l Val	lue	5	4487				00	0	40005		004	0000
Land		Imp	orovements	ents Total				-	Date	of S	ale I	Property	/ Classific	ation (Code	
	560		30,79	0		31,350	Status	P	roperty	тур	ie	Zoning	Location	Ci	y Size	Parcel Size
Assessor Lo	cation:	GUID	E ROCK	(GR)		A) 1	B)	0	3		C) 3	D) 1	E)	7	F) 1
						Residential			Commercial							
	Mul	tiple Im	provements:	Mult	tiple. Im	provements.:			Multi	ple. I	Impro	vements.:				
		Constr	uction Date:	Cons	struction	Date:			Const	tructi	on Da	te:	1961			
			Floor:	Floo	r Sq. Ft.	.:			Floor	Sq.	Ft. :	•	L,888			
		Buildin	g Cost New:	Cost	t:				Cost	:		379	355			
Single Family	Style:			Res	identia	l Condition:			Com	mer	cial (Occupan	cy Code:			
(100) □ Mo	bile Hon	ne	•	(10)) 🗆	Worn Out			Prim	ary:	58	2 0	ther1:		Other2:	
(101) 🗆 One	e Story			(20)) 🗆	Badly Worn			Com	mer	cial (Construc	tion Class:	3		
(102) 🗆 Two	o Story			(30) Average				(1)								
(103) 🗆 Spli	it Level			(40) □ Good				(2) Reinforced Concrete Frame								
(104) 🗆 11/	2 Story			(50)) 🗆	Very Good			(3) 🗷 Masonry Bearing Walls							
(111) 🗆 Bi-I	Level			(60)) 🗆	Excellent			(4) U Wood or Steel Framed Ext. Walls							
(106) 🗆 Oth	er	·						(5) Metal Frame and Walls								
Townhouse or	Duplex	Style:		Residential Quality:				(6) 🗆 Pole Frame								
(301) 🗆 One	e Story			(10)) 🗆	Low			Cost	Rai	ık:	25		Conditi	on: 40)
(302) 🗆 Two	Story			(20)) 🗆	Fair			(10)		Lov	V	(Worn	
(307) 🗆 1 1/	2 Story			(30)) 🗆	Average	-		(20)		Ave			20) 🗆	Badly	Worn
(308) □ Spli	t Level			(40)) 🗆	Good			(30)			ve Avera	ge (30) 🗆	Avera	ge
(309) 🗆 21/	2 Story			(50)) 🗆	Very Good			(40)	(40) ☐ High (40) E Good						
(304) 🗆 One				(60)) 🗆	Excellent							(Very (
(305) 🗆 Two	o Story I	Duplex						50 to 100					(60) 🗆	Excell	ent
Assessor's																
Assessor Co	mment	s and R	eason for A	djus	stment	:										
WD																
																
Comments from						•	Omn	nents	•							
0006019					<u>``</u> ,			-0HIII		•						
				-												
							•								(Conti	inue on back)

NEBRASKA

Real Estate Transfer Statement

62

FORM **521**

Good Life. Great Service

Nebraska Department of Revenue

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

DEPARTMENT OF DEVENUE · 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. 2 County Number 1 County Name 3 Date of Sale/Transfe 3 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) POSTAL BUILDING & LEASING CO MADDOX INVESTMENTS, L.L.C. Street or Other Mailing Address 720 OLIVE ST, STE 1630 Street or Other Mailing Addre 1708 N DOUGLASS Zip Code 63101 City ST. LOUIS State MALDEN State MO 63863 Phone Number (314) 421-2220 Is the grantee a 501(c)(3) organization? Phone Number (573) 448-3000 V No Yes If Yes, is the grantee a 509(a) foundation? Yes EMARKET@POSTALBUILDING.COM EMAI AUGUESS KASEN@MACOCOMPANIES.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 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 Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Mineral Executor Quit Claim ✓ Warranty 9 Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 103 Exchange) by buyer or seller? Auction Easement Gift Life Estate Sale Trustee to Beneficiary Buyer Seller 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. ✓ 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.) Aunt or Uncle to Niece or Nephew Yes Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild 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.) \$31,350 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 400 University Ave MADDOX INVESTMENTS, L.L.C. Guide Rock, NE 68942 1708 N DOUGLASS 18a No address assigned 18b Vacant land **MALDEN, MO 63863** 20 Legal Description (Attach additional pages, if needed.) Lot Fourteen (14), Block Four (4), Original Town of Guide Rock, Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 170.000.00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 170,000,00 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, Adeclare 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. JAMES K. MADDOX (573) 448-3000 Print or Type Name of Grantee or Authorized Representative sign esiden: of Grantee or Authorized Representative here Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data 50 Day 16

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

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Computer	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 03/16/23 \$ 382.50 By AS Bk 2023, Pg 427

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 16 day of March A.D., 2023, at 12:42 o'clock PM. Recorded in Book 2023 on Pages 427-428

Attack County Clerk

Fee: \$16.00 By: AS Deputy Electronically Recorded

Warranty Deed

Return to: Maddox Investments, L.L.C., 1708 North Douglass, Malden, MO 63863

POSTAL BUILDING & LEASING CO., a Missouri corporation, Grantor, a corporation organized and existing under and by virtue of the laws of the State of Missouri, in consideration of One Hundred Nine Thousand Dollars (\$109,000.00), receipt of which is acknowledged, conveys to, MADDOX INVESTMENTS, L.L.C., a Missouri limited liability company, Grantee, whether one or more, the following described real estate (as defined in Neb. Rev. Stat. §76-201) in Webster County, Nebraska:

Lot Fourteen (14), Block Four (4), Original Town of Guide Rock, Webster County, Nebraska

Grantor covenants with the 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 the title to the real estate against the lawful claims of all persons.

Executed: March 10, 2023

SIGNATURE PAGE ATTACHED

SIGNATURE PAGE TO WARRANTY DEED

Postal Building & Leasing Co.,

a Missouri corporation

Ву

Keith Barket, President

STATE OF MISSOURI

COUNTY OF St duis

The foregoing instrument was acknowledged before me on March $\mathcal{L}_{\mathcal{O}}$, 2023, by Keith Barket, as President of Postal Building & Leasing Co., a Missouri corporation, on behalf of the company.

TY PUBLIC://
SUSAN BLANTON
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: June 20, 2024
Commission Number: 12357650

Agricultural Land Sales Worksheet

Part	Cnty No.	Во	ok	Page	Sal	e Date	School District Code									
001705901 63 4 05 60cde Ton Ring Ring Sect Qit Subdity Area Ring Note Control Subdity Area Ring Subdity Ring Subdity Ring Subdity Ring R	91	20	23	446	1/20	5/2023	Base: 9	Affi	filiated: U				Unified:			
Name	Location	п	Sale	Number	Useability	& Code#		Parcel Number					,			
Land Improvements Total Status Property Type Zouluge Location City Size Parcel Size LCG ACRES VALUE: LCG ACRES: VALUE: LCG ACRES: VALUE: LCG ACRES: VALUE: LCG LCG ACRES: VALUE: LCG ACRES: VALUE: LCG ACRES: VALUE: LCG LCG ACRES: VALUE: LCG LCG ACRES: VALUE: LCG	0017059	901		63	4	05	GeoCde	Twn	Rng	Sec	t Qrt	Sul	bdiv	Area	Blk	Parcel
14,030		D	ate of S	ale Assessed	Value		4133	4	10	9	0	000	000	1	416	0000
Note Prigation Type: A A A B B B B B B B	Land		Imp	provements	T	otal		D	ate of	Sale	Propert	y Cla	ssifica	tion (ode	
LCG ACRES: VALUE; LCG ACRES; VALUE; IRRIGATED IAI GRASSLAND IGI 8.100 11,340 1A IG 1.920 2,690 2AI 2GI 1.920 2,690 2AI 3AI 3GI 3GI 3AI 3GI 3GI 3GI 4AI 4GI 4GI 4GI DRYLAND 1DI Shelterbelt/Timber 5Helterbelt/Timber 1D Accretion 4GI 4GI 2DI Waste 4GI 4GI 2DI AG LAND TOTAL 10.020 14,030 3DI Farm Sites 4DI 4DI 4DI 4DI Farm Sites 4DI 4DI 4DI 4DI 4DI ACRES: ACRES: ACRES: ACRES: ACRES: 4DI ACRES: ACRES: ACRES: ACRES: ACRES: 4DI ACRES: ACRES: ACRES: ACRES: ACRES: ACRE	14	,030				14,030	Status	Proj	perty Ty	pe	Zoning	Le	ocation	Cit	/ Size	Parcel Size
IRRIGATED IAI GRASSLAND IG 8.100 11,340			Irriga	tion Type:			A) 2	B)	05		c) 5	D)	3	E)	0	F) 6
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4A1 4A2 4A3 4A4 4		3A1							30	G1						
4A 4G 4G<		3A							3	3G						
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Accretion Accr		4A							4	4G						
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4D Home Sites Recreation Dwellings Other		3D							Roa	ds						
Dwellings Recreation Other		4DI				****		F	arm Sit	tes						
Dwellings Other								Н	ome Sit	tes						
								F	Lecreati	on						
Outbuildings Non-AC TOTAL	Γ	wellings	3						Otl	пег						
Catomonigs 1017AU	Out	buildings	S				No	n-AG	ГОТА	\mathbf{T}	 					

Assessor's Adjustm	ent to Sale	Price (+ or	-) :		T	otal Recapture Value:	<u> </u>
Assessor Comments an	d Reason for a	Adjustment:					
QCD; TRANSFER	BETWEEN :	PARENT &	CHILD A	AND	BROTHERS	& SISTERS	
			•				

	**	- Am					
Comments from					Commer	nts:	
001705901							
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	-						(Continue on back)
						* * * * * * * * * * * * * * * * * * * *	

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.

The deed will not be recorded unless this statement	is signed and items 1-25 are accurately completed.					
	3 Date of Sale/Transfer 4 Date of Deed	2022				
WEBSTER - 91	Mo. 1 Day 26 Yr. 2023 Mo. 1 Day 26 Yr. 2023					
AND THE CONTROL OF A SECTION AND A SEC	6 Grantee's Name, Address, and Telephone (Please Print)					
Grantor's Name (Seller) See attached.	Grantee's Name (Buyer) Ronald V. Rose					
Street or Other Mailing Address	Street or Other Mailing Address 1405 7th Street					
City State Zip Code	City State Aurora NE	Zip Code 68818				
Phone Number	Phone Number Is the grantee a 501(c)(3) organization If Yes, is the grantee a 509(a) found					
Email Address	Email Address n/a					
7 Property Classification Number. Check one box in categories A and B. Check C if p	property is also a mobile home.					
(A) Status (B)	Property Type	(C)				
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home				
✓ Unimproved	Mineral Interests-Producing Exempt					
8 Type of Deed Conservator Distribution Land	d Contract/Memo Partition Sheriff	Other				
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Leas ☐ Cemetery ☐ Death Certificate – Transfer on Death ☐ Executor ☐ Mine						
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Foreclo		nsfer on Death				
kind exchange (I.R.C. § 1031 Auction Easement Gift		stee to Beneficiary				
Buyer ☐ Seller ✓ No ☐ Court Decree ☐ Exchange ☐ Grantor		er (Explain)				
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If No No No	o, state the intended use.)				
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relati	ves? (If Yes, check the appropriate box.)					
✓ Yes No Aunt or Uncle to Niece or Nephew Family Corp., Pa	artnership, or LLC Self Other					
✓ Brothers and Sisters ☐ Grandparents and	nd Grandchild Spouse					
☐ Ex-spouse ✓ Parents and Chi						
Transference (III 1) (II	15 Was the mortgage assumed? (If Yes, state the amount and in	terest rate.)				
\$14,030	Yes No \$	//f Voc. include the same				
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				
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sh	ould be Sent				
Productive Co. Co. Co. Co.	Ronald V. Rose					
174_47	1405 7th Street					
18a 🗸 No address assigned 18b 🗌 Vacant land	Aurora, NE 68818					
20 Legal Description (Attach additional pages, if needed.)						
See attached.						
21 If agricultural, list total number of acres transferred in this transaction						
22 Total purchase price, including any liabilities assumed		1,00				
23 Was non-real property included in the purchase?	\$					
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)	24	1 00				
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 statemen correct, and that I am duly authorized to sign this statement.	t and that it is, to the best of my knowledge and belief, true, cor	(402) 462-5187				
Scott D. Pauley Print or Type Name of Grantee or Authorized Representative		Phone Number				
sign	Attorney	3/10(27				
	Title	Date				
Register of Deed's Use Onl	у	For Dept. Use Only				
	28 Recording Data	•//				
Mo. 3 Day 17 Yr. 23 \$ 33.75	BK2023, Pg 446					
Nebraska Department of Revenue	Authorized by Neb. Re	v. Stat. §§ 76-214, 77-1327(2)				

5. Evart Barton and Mildred Jane Barton, f/k/a Mildred Jane Rose 812 Madden Road Hastings, NE 68901

David Miller and Teresa Miller 1304 Madden Rd Hastings, NE 68901

Dan Rose and Lara Rose 7602 FM 3358 Gilmer, TX 75645

Chad Johnson and Alesa Johnson 1845 Craig Re Aurora, NE 68818

20. A parcel of land located in the Southeast Quarter of Section 9, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Southeast Corner of Section 9, Township 4 North, Range 10 West, Thence S89°58'07"W (assumed bearing) along the South Line of said Section 9, a distance of 72.90 feet to the West right of way of U.S. Highway 281 as recorded in Deed Book 33, Page 251, and also being the point of beginning, thence S89°58'07"W continuing on said South Line of Section 9 a distance of 337.10 feet, thence N00°08'00"W a distance of 629.81 feet, thence N72°32'45"E a distance of 94.15 feet, thence N01°39'29"E a distance of 235.22 feet, thence N 14°08'32"E a distance of 482.47 feet, thence N00°01'29"W a distance of 250.59 feet to the Southwest Corner of Deed Book 97, Page 239, thence N89°08'53"E along the South Line of said Deed Book 97, Page 239 a distance of 159.49 feet, to said West right of way of U.S. Highway 281, thence S00°34'15"W along said West right of way a distance of 1310.07 feet, thence S04°11'16"W a distance of 304.60 feet to the point of beginning, containing 10.02 acres more or less, and is subject to any existing easements or right of way by record.

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 1 day of Marcha.D., 20 a3, at 8:30 o'clock a M. Recorded in Book a0a3 on Page 441 448 County Clerk a2.50 Deputy

_Assessor____Carded_

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-17-23
\$ 33.75 By 45

Return to: Conway, Pauley & Johnson, P. C. P. O. Box 315 Hastings, NE 68902-0315

QUITCLAIM DEED

Evart Barton and Mildred Jane Barton, f/k/a Mildred Jane Rose, husband and wife, David Miller and Teresa J. Miller, husband and wife, Daniel L. Rose and Lara Rose, husband and wife, and Chad Johnson and Alesa J. Johnson, husband and wife, GRANTORS, in consideration of \$1.00 and other valuable consideration, quitclaim to GRANTEE, Ronald V. Rose, a married person, all of their right, title and interest in the following described real estate (as defined in Neb. Rev. Stat. §76-201):

A parcel of land located in the Southeast Quarter of Section 9, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Southeast Corner of Section 9, Township 4 North, Range 10 West, Thence S89°58′07″W (assumed bearing) along the South Line of said Section 9, a distance of 72.90 feet to the West right of way of U.S. Highway 281 as recorded in Deed Book 33, Page 251, and also being the point of beginning, thence S89°58′07″W continuing on said South Line of Section 9 a distance of 337.10 feet. thence N00°08′00″W a distance of 629.81 feet, thence N72°32′45″E a distance of 94.15 feet, thence N01°39′29″E a distance of

235.22 feet, thence N 14°08′32″E a distance of 482.47 feet, thence N00°01′29″W a distance of 250.59 feet to the Southwest Corner of Deed Book 97, Page 239, thence N89°08′53″E along the South Line of said Deed Book 97, Page 239 a distance of 159.49 feet, to said West right of way of U.S. Highway 281, thence S00°34′15″W along said West right of way a distance of 1310.07 feet, thence S04°11′16″W a distance of 304.60 feet to the point of beginning, containing 10.02 acres more or less, and is subject to any existing easements or right of way by record.

Executed Lan 26th, 2023.
Evart Barton Mulsted Jane Rose Batton Evart Barton Mildred Jane Rose Mildred Jane Rose
David Miller Teresa J. Miller
Daniel L. Rose Authority Lara Rose
Chad Johnson Chad Johnson Chad Johnson
STATE OF NEBRASKA) COUNTY OF Adams)
The foregoing instrument was acknowledged before me on 26 , 2023, by Evart Barton and Mildred Jane Barton, f/k/a Mildred Jane Rose, husband and wife.
GENERAL NOTARY - State of Nebraska VANESSA DERICKS My Comm. Exp. April 22, 2024 Notary Public
STATE OF NEBRASKA) COUNTY OF Adam 5) ss.
The foregoing instrument was acknowledged before me on husband and wife. The foregoing instrument was acknowledged before me on husband and wife.
A GENERAL NOTARY - State of Nebraska

MAKENZI J GANGWISH My Comm. Exp. September 19, 2026

STATE OF TEXAS) COUNTY OF Orega)
The foregoing instrument was acknowledged before me on February 9, 2023, by Daniel L. Rose and Lara Rose, husband and wife.
WANDAT DAYIS Notary ID #126943012 Ay Commission Expires June 26, 2025
Notary Public
STATE OF NEBRASKA) SS. COUNTY OF Hamilton)
The foregoing instrument was acknowledged before me on Mayon 7, 2023, by Chad Johnson and Alesa J. Johnson, husband and wife.
GENERAL NOTARY - State of Nebraska COURTNEY A. QUACKENBUSH My Comm. Exp. December 27, 2023 Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Bo	Book Page		Sale Date			School District Code												
91	20	23 463		3/17/2023			Base: 91-0074 Affiliated: Unified:												
Location ID Sale Number					eabil	ity & Code #	Parcel Number												
000324900 64			4 06			GeoCde	Tw	n,	Rng S		ct	Qrt	Subdiv	Area	Blk	Parcel			
Date of Sale Assessed					l Value					00		0	0	20030		010	0000		
Land Improvements						Total			Dat	e of S	ale	Prop	perty	Classific	ation	Code			
24	24,995					24,995	Status]	Prope	rty Ty	y Type Zoning			Location	ı c	City Size Parcel Size			
Assessor Location: RURAL (RUR)								В	3)	01		C)	1	D) 1	E)	6	F) 5		
					Residential									Comme	cial				
Multiple Improvements:					Multiple. Improvements. :					Multiple. Improvements. :									
Construction Date:					Construction Date :					nstruct	ion D	Date:							
			Floor:	Floor	Sq. Ft.	:			Flo	or Sq.	Ft. :								
		Buildin	g Cost New:	Cost:						Cost:									
Single Family Style:					Residential Condition:						Commercial Occupancy Code: Primary: Other1: Other2:								
(100) Mobile Home					(10)									herl:		Other2:			
(101) One				(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)					(50) Very Good (60) Fixedlent					(3) Masonry Bearing Walls (4) Wood or Steel Fromed Fact Wells									
(111) □ Bi-Level (106) □ Other					(60) Excellent						(4) ☐ Wood or Steel Framed Ext. Walls (5) ☐ Metal Frame and Walls								
Townhouse or Duplex Style:					Residential Quality:						(6) □ Pole Frame								
(301) □ One Story				(10) □ Low						Cost Rank:					Condition:				
(302) □ Two Story				(20)					(10	(10) □ Low					(10)				
(307) □ 1 1/2 Story				(30) ☐ Average					(20	(20) ☐ Average					(20) E] Badly	Worn		
(308) □ Split Level				(40) □ Good					(30	(30) Above Average					(30) Average				
(309) 🗆 2 1/2 Story				(50) 🗆 Very Good					(40	(40) 🗆 High					40) E	I Good			
(304) □ One Story Duplex				(60) Excellent						(50) 🗆 Very Good									
(305) □ Two Story Duplex								·							60) E] Excell	ent		
Assessor's						<u>-</u>													
Assessor Co				djust	ment	•													
WD; SALE TO THE CITY																			
Comments from Comments:																			
000324900 001705701																			
			E.113													/~ :			
																(Cont	nue on back)		

NEBRASKA

Good Life. Great Service.

Real Estate Transfer Statement

64

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.

· · · · · · · · · · · · · · · · · · ·	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								
WEBSTER - 91	Mo. 3 Day 17 Yr. 2023 Mo. 3 Day 17 Yr. 2023								
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seller) Greg W. Auten and Ann M. Auten	Grantee's Name (Buyer) The City of Blue Hill								
Street or Other Mailing Address 3200 (2) 3188 Delley Road	Street or Other Mailing Address								
City State Zip Code (8930)	City State	Zip Code Q							
Phone Number 402 - 756 - 3028	Phone Number Is the grantee a 501(c)(3) organization? Yes V No If Yes, is the grantee a 509(a) foundation? Yes V No								
Email Address n/a	Email Address 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	Mobile Home							
✓ Unimproved Multi-Family ✓ Agricultural □ IOLL □ Commercial □ Recreational	Mineral Interests-Producing Exempt	25-53							
8 Type of Deed Conservator Distribution Lar	nd Contract/Memo Partition Sheriff	Other							
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lea ☐ Cemetery ☐ Death Certificate – Transfer on Death ☐ Executor ☐ Min	se Personal Rep. Trust/Trustee leral Quit Claim Warranty								
9 Was transfer part of IRS like-kind exchange (i.R.c. § 1031		nsfer on Death							
Exchange) by buyer or seller?		stee to Beneficiary							
	r Trust Partition Satisfaction of Contract Oth	er (Explain)							
11 Was ownership transferred in full? (If No, explain the division.) Ves No No	Yes No No	o, state the intended use.)							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	18 0 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0								
	eartnership, or LLC Self Other								
Brothers and Sisters Grandparents at Ex-spouse Parents and Ch									
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	iterest rate.)							
\$200.000	Yes V No \$	%							
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes Southern T	(If Yes, include the name							
V Yes No	19 Name and Address of Person to Whom the Tax Statement Sh								
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sh	louid be Sent							
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									
		202 202 20							
22 Total purchase price, including any liabilities assumed	\$	200,000.00							
Yes No (If Yes, enter dollar amount and attach itemized list.) (see i	nstructions)								
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	200,000,00							
25 If this transfer is exempt from the documentary stamp tax, list the exemption									
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, con	mplete, and							
Alex Buschow, Mayor, The City of Blue Hill Print or Type Name of Grantee or Authorized Representative	· · · · · · · · · · · · · · · · · · ·	Phone Number							
sign All R. ha	Grantee	3/14 /2023							
VILLE LIEU	Title	Date							
Register of Deed's Use Or		For Dept. Use Only							
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data								
Mo. 3 Day 17 Yr. 23 \$ Exempt #2	BL 2023, Pg 463 Authorized by Neb. Br	ev. Stat. §§ 76-214, 77-1327(2)							

Lots One through Ten (1-10) inclusive, Block Four (4), Sweezy's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof, AND

Lots One through Ten (1-10) inclusive, Bock Ten (10), Sweezy's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof, AND

Lots Six through Ten (6-10), Block Three (3), Sweezy's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof, AND

A tract of land located in part of the Southwest Quarter (SW1/4) of Section Nine (9), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, and more particularly described as follows:

Commencing at the Northeast corner of the Southwest Quarter (SW1/4) Section 9-T4N-R10W; thence on an assumed bearing of S89°44'20"W, along the North line of said SW1/4 and also being the South right of way line of York Street, a distance of 969.82 feet to the Northwest corner of Lot 5, Block 3, Sweezy's Addition and also being the Point of Beginning; thence S00°13'25"W, along the West line of said Block 3 a distance of 154.91 feet; thence S00°11'23"W, along the West line of said Sweezy's Addition, a distance of 955.23 feet to the Northwest corner of Lot 5, Block 11, said Sweezy's Addition; thence S89°44'20"W, along an extension of the South right of way of Simpson Avenue, a distance of 89.53 feet; thence N00°12'06"E, parallel to said West line of said Sweezy's Addition, a distance of 1110,08 feet to the Southeast corner of Lot 1, Koepkes Subdivision and also being a point on said North line of said SW1/4 and said South right of way line of York Street; thence N89°41'49"E, along said North line of the SW1/4 and said South right of way line of York Street, a distance of 89.39 feet to the point of beginning.

State of Nebraska Ss. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 17 day of Mac A.D., 2023, at 2:57 o'clock O M. Recorded in Book 2033 on Page 1403 Abbey County Clerk 10.00 V Deputy Ind _Сопр_ Assessor

Carded

NEBRASKA DOCUMENTARY STAMP TAX 3-17-23 SEKEND+ #2

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

WARRANTY DEED

Greg W. Auten and Ann M. Auten, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, The City of Blue Hill, Nebraska, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One through Ten (1-10) inclusive, Block Four (4), Sweezy's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof, AND

Lots One through Ten (1-10) inclusive, Bock Ten (10), Sweezy's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof, AND

Lots Six through Ten (6-10), Block Three (3), Sweezy's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof, AND

A tract of land located in part of the Southwest Quarter (SW1/4) of Section Nine (9), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, and more particularly described as follows:

Commencing at the Northeast corner of the Southwest Quarter (SW1/4) Section 9-T4N-R10W; thence on an assumed bearing of S89°44'20"W, along the North line of said SW1/4 and also being the South right of way line of York Street, a distance of 969.82 feet to the Northwest corner of Lot 5, Block 3, Sweezy's Addition and also being the Point of Beginning; thence S00°13'25"W, along the West line of said Block 3 a distance of 154.91 feet; thence S00°11'23"W, along the West line of said Sweezy's Addition, a distance of 955.23 feet to the Northwest corner of Lot 5, Block 11, said Sweezy's Addition; thence S89°44'20"W, along an extension of the South right of way of Simpson Avenue, a distance of 89.53 feet; thence N00°12'06"E, parallel to said West line of said Sweezy's Addition, a distance of 1110,08 feet to the Southeast corner of Lot 1, Koepkes Subdivision and also being a point on said North line of said SW1/4 and said South right of way line of York Street; thence N89°41'49"E, along said North line of the SW1/4 and said South right of way line of York Street, a distance of 89.39 feet to the point of beginning.

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

(1)	are lawring seised of such real estate and that it is need from chedimorances,
(2)	have legal power and lawful authority to convey the same;
in	mount and will defend title to the real entate against the lawful claims of all t

(1) and lawfully assess of much real actors and that it is free from anarrah

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

March 17, 2023. Greg W. Auten STATE OF NEBRASKA) ss. COUNTY OF Adams The foregoing instrument was acknowledged before me on March Greg W. Auten and Ann M. Auten, husband and wife.

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

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code										
91	20	23	472	3/10	/2023	Base: 9	91-00	74	Affil	ated:		Unif	ied:			
Location	ID	Sale	Number	Useability	& Code#											
0017128	300		65	4	05	GeoCde	Twn	Area	Blk	Parcel						
	D	ate of S	ale Assessed	Value		4133	4	10	20	3	00000	1	000	0000		
Land		Imp	provements	Te	otal		D	ate of	Sale 1	roperty	Classific	ation (Code			
1,393	,170		77,305	1,4	170,475	Status	Pro	perty Ty	ре	Zoning	Location	Cit	y Size	Parcel Size		
		Irrigat	ion Type:		THE CONTRACT OF THE CONTRACT O	A) 1	B)	05		c) 5	D) 3	E)	0	F) 9		
LCG	•	<u> </u>	ACRES:	VAL	LUE:		LCG			ACR	ES:		VAL	UE:		
IRRIGATE	D 1A1					GR	GRASSLAND 1G1				3.630	355,090				
	1A								1G	12	7.500					
	2A1							20	G1	9	8.290	137,6				
	2A					2G				0.740				1,285		
	3A1					3GI			GI	2	4.040			33,660		
	3A				, .				3G							
	4A1							4	G1							
	4A	-							4G							
DRYLANI		1	88.950		231,270	,	Shelterb									
	1D		134.630	3	350,040			Accreti	on .							
	2D1	+	4 050		0.055			Wa		1	6.250			8,125		
	2D 3D1	 	4.050 5.910		9,255 13,505	Other				76	7.020		1 2	40,490		
		 	5.910		13,505	AG LAND TOTAL			_		0.870		1,3	40,490		
	3D 4D1	+	7.470		12,175	Roads					2.000	······································		27,680		
	4D1 4D		5.560		9,060	Farm Sites Home Sites					1.000			25,000		
	4D							Recreati								
)wellings				29,860			Otl					***			
	ouildings				47,445	No	n-AG '			1	3.870			52,680		

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
CORRECTIVE WD; TRANSFER PROPERTY INTO THE	RUST
Comments from	Comments:
001712800 001713400 001716300 001716900	001717600
	(Continue on back)

NEBRASKA Good Life, Great Service.

Real Estate Transfer Statement



FORM

Good Life, Great Service.			ad instructions on reverse side.		521						
DEPARTMENT OF REVENUE			ment and identify the applicable item n it is signed and items 1-25 are accurate		eted.						
1 County Name	2 County Number			Date of De							
The state of the s	WEBSTER - 91	-	Mo. 3 Day 10 Yr. 2023	Mo3	_ Day10Yr2023						
5 Grantor's Name, Addre	ess, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone	The same of the same							
Grantor's Name (Seller) Weslie H. Siebras	s, TR, Harlan H. Siebrass	& Mildred L.	Grantee's Name (Buyer) Mildred L Siebrass & Wesley H.	Siebras	ss, TR, Mildred L.						
Street or Other Mailing Ad Siebrass Liv Trust	dress		Street or Other Mailing Address Siebrass Marital Trust. 14702 Wilden Dr.								
City Urbandale	State IA	Zip Code 50323	City Urbandale	State	Zip Code 50323						
Phone Number (217) 381-2813	<u> </u>	00020	Phone Number (217) 381-2813 Is the grantee a If Yes, is the gra	501(c)(3) o	rganization? Yes VNo						
Email Address			Email Address	inee a 505(a) louridation: Tes VIVO						
	n Number. Check one box in categ	ories A and B. Check C if	N.S. X								
(A) Status	i Namber. Check one box in categ		Property Type		(C)						
✓ Improved	Single Family Inc	dustrial	Mineral Interests-Nonproducing	State Ass							
Unimproved		pricultural [Mineral Interests-Producing	Exempt							
8 Type of Deed	Conservator	Distribution La	nd Contract/Memo Partition St	neriff	Other						
Bill of Sale	Corrective	Easement Lea		ust/Trustee							
	Death Certificate – Transfer on Death	Executor Mir		arranty							
9 Was transfer part of kind exchange (I.R.C	0 \$ 1031	Distribution Forecl		st	Transfer on Death						
Exchange) by buyer or	seller?	Easement Gift	Life Estate Sale	Contract	Trustee to Beneficiary						
Buyer Sel	ller ✓ No Court Decree red in full? (If No, explain the division		or Trust Partition Satisfaction of		Other (Explain) (If No, state the intended use.						
Yes No		····									
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.)		7.						
✓ Yes No	Aunt or Uncle to Niece or Neg	=	Partnership, or LLC Self		Other						
	Brothers and Sisters	—	and Grandchild Spouse								
	Ex-spouse	Parents and Cl		<i>y</i>							
	ket value of the real property?		15 Was the mortgage assumed? (If Yes, state	the amoun	it and interest rate.)						
\$1,892,140	livide a current parcel of land?		Yes No \$17 Was transfer through a real estate agent of	r a title com	nnany? (If Yes, include the name						
Yes No	ivide a current parcer or land.		of the agent or title company contact.)	Yes	V No						
18 Address of Property		7,	19 Name and Address of Person to Whom the	e Tax Stater							
			Weslie H. Siebrass, TR								
			14702 Wilden Dr.								
18a No address assign	ned 18b 🗸 Vacant land		Urbandale, IA 50323								
	th additional pages, if needed.) 0: SW 1/4 Sec 21: NV	V 1/4 Sec. 28; S	1/2 NE 1/4 & E 1/2 SE 1/4	Sec. 2	9; and NE 1/4						
Sec. 32: all in	Γownship 4 North, Ra	nge 10 W of the	6th PM, Webster County, I	NE							
		J									
21 If agricultural, list total n	umber of acres transferred in this tran	nsaction									
22 Total purchase price	e, including any liabilities assume	ed		22 \$	0.00						
23 Was non-real propert	y included in the purchase?			23 \$	0,00						
,	f Yes, enter dollar amount and att	Roff.	mstructions)	\$	0100						
•	price paid for real estate (line 22		4	24	٥١٥٥						
25 If this transfer is exe	mpt from the documentary stam	p tax, list the exemption	nt and that it is, to the best of my knowledge a	and helief to	rue complete and						
correct, and	that I am duly authorized to sign this M. Gregg		in and that it is, to the best of my knowledge t		(402) 496-3432						
Print or Typ	e Name of Grantee or Authorized Re	presentative	Attornov		Phone Number 3/16/2023						
sign Signature	f Grantee or Authorized Representati	ive	Title		Date						
here ' signature					For Dont Has Oak						
Of Data Daniel Bassadad	Reg 27 Value of Stamp or	ister of Deed's Use Or	28 Recording Data		For Dept. Use Only						
26 Date Deed Recorded Mo. 3 Day 20	77	L # 11	BK 2023 & 472								
Nebraska Department of Revenu	ue Rev Supersedes 96-269-2008 Rev. 6-2019	1		Authorized by	Neb. Rev. Stat. §§ 76-214, 77-1327(2)						

BOOK 2023 PAGE 472

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 NALCA.D., 203, at 10:30 o'clock A. Recorded in Book 2023 on Page County Clerk D. Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 3-20-23 S Exempt #4 By W

CORRECTIVE WARRANTY DEED

(Correction is to include the names of both Trustees as the Grantee)

WESLEY H. SIEBRASS, Successor Trustee under the HARLAN H. SIEBRASS and MILDRED L. SIEBRASS LIVING TRUST, dated April 20, 2005, and any amendments thereto, GRANTOR, in consideration of One Dollar (\$1.00) and other consideration received from MILDRED L. SIEBRASS and WESLEY H. SIEBRASS, Co-Trustees of the MILDRED L. SIEBRASS MARITAL TRUST, created under the Harlan H. Siebrass and Mildred L. Siebrass Living Trust, dated April 20, 2005, GRANTEES, conveys to Grantee, the following described real estate:

TOWNSHIP 4 NORTH, RANGE 10 WEST of the 6th PM

Section Twenty (20): SW¼
Section Twenty-one (21): SW¼
Section Twenty-eight (28): NW¼
Section Twenty-nine (29): S½NE¼, E½SE¼
Section Thirty-two (32): NE¼

All in Webster County, Nebraska.

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

EXECUTED this 10th day of March , 2023.

WESLEY H. SIEBRASS, Successor Trustee, Harlan H. Siebrass & Mildred L. Siebrass Living Trust, Grantor

STATE OF IOWA) ss.
COUNTY OF POLK)

The foregoing instrument was acknowledged before me on this 10 day of 1000, 2023, by WESLEY H. SIEBRASS, Successor Trustee, Harlan H. Siebrass & Mildred L. Siebrass Living Trust, Grantor.

Notary Public 1

JODI LYN MADSEN
Commission Number 837857
My Commission Expires
March 3, 2025

Return to: Jerrod M. Gregg BLAZEK & GREGG, P.C., L.L.O. 1405 N. 205th Street, Ste. 120 Elkhorn, Nebraska 68022 (402) 496-3432

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		S	ıle Date			School District Code									
91	20:	23	481		3/1	6/2023	Base: 9	1-0	002	Aff	filiate	:d:		Uni	fied:			
Location	Ю	Sale	Number	τ	Jseabili	y & Code #					Par	rcel N	Tumber		,			
000107400 66				4	05	GeoCde	Twr	n Rng	Se	ect	Qrt	Subdiv	Area	Blk	Pa	arcel		
	Da	ate of S	ale Assesse	d Va	lue		4371			0	0	0	10005	<u></u>	014	00	000	
Land		Imp	rovements	;		Total			Date of Sale Property Classification Code									
1	,640		9,42	25 11,065 Status			Status	P	roperty T	ype	Zo	ning	Location	ı Ci	ty Size	Parc	el Size	
Assessor Lo	cation:	RED	CLOUD ((RC)			A) 1	B)	01		C)	1	D) 1	E)	6	F)	2	
						Residential			Commercial									
	Mul	tiple Im	provements	Mu	tiple. Imp	ovements.:			Multiple	. Impi	roveme	ents. :						
		Constr	uction Date	Cor	struction 1	Date: 19	06		Constru	ction I	Date:							
			Floor	Flo	or Sq. Ft. :				Floor So	. Ft. :	<u> </u>							
		Buildin	g Cost New	Cos	t:	149,6	35		Cost:									
Single Family	Style:	101		Re	sidential	Condition: 1!	5		Comm	ercia	l Occi	upano	y Code:					
(100) 🗆 Mo	bile Hon	ne		(10) 🗷	Worn Out			Primar	<i>r</i> :		Ot	herl:		Other2:			
(101) 🗷 One	e Story			(20) 🗷 .	Badly Worn			Commercial Construction Class:									
(102) 🗆 Tw	o Story		······	(30	(30) Average					 (1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame 								
(103) □ Spl				(40) □ Good					- ` ´ - 					ame				
(104) 🗆 1 1/					(50) U Very Good								ring Walls					
(111) □ Bi-l				(60) 🗆 🗆	Excellent							el Framed 1	Ext. Wa	lls			
(106) □ Oth				10						-		-	and Walls					
Townhouse or		Style:				Quality: 40			<u> </u>		ole Fra	ame					-	
(301) 🗆 One				 		Low			Cost R				-	Conditi				
(302) Two			· · · · · · · · · · · · · · · · · · ·	+ `		Pair			(10) [<u>` </u>	Wom			
(307) 🗆 11/				(30		Average			(20)						Badly			
(308) 🗆 Spl				(40		Good			<u> </u>		bove 1	Avera		(30)				
(309) 🗆 21/		. 1		(50		Very Good			(40) ☐ High (40) ☐ Good (50) ☐ Very Good									
(304) □ One		-		(0)) 🗆 🗆	Excellent									Excell			
(305) Two									1					(00) L	EXCE	ent		
Assessor Co						-):												
			PAREN:			`												
WD; SA.	TE DE	TMEEL	PAREN.	L &	Спты													
						The state of the s												
			•			<u>.</u>												
	Comments from Comments:																	
000107	400																	
Alire -											***							
															(Cont	inue on	back)	
															,		,	

NEBRASKA

Real Estate Transfer Stateme

Good Life. Great Service. • To be filed with the Register of Deeds. • Read instructions on reverse sid DEPARTMENT OF REVENUE • If additional space is needed, add an attachment and identify the applicab

ent lolo	FORM
de.	521

	ment 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. 3 Day 6 Yr. 3 Mo. 3 Day 6 Yr. 25								
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)								
Christi Lewis	Gwen Lewis								
Street or Other Mailing Address 225 N Seward St	Street or Other Mailing Address 1082 DD Road								
City State Zip Code NE 689	City State Zip Code Lebanon KS 66952								
Phone Number (402) 746-0258	Phone Number (402) 746-0258 Is the grantee a 501(c)(3) organization? Yes 7 Yes								
Email Address	Email Address								
7 Property Classification Number. Check one box in categories A and B. Check	c C if property is also a mobile home.								
(A) Status	(B) Property Type (C)								
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing ☐ State Assessed ☐ Mobile Hom								
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 ☐ Cemetery ☐ Death Certificate – Transfer on Death ☐ Executor ☐									
	Foreclosure Irrevocable Trust Revocable Trust Transfer on Death								
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	ift Life Estate Sale Trustee to Beneficiary								
	Grantor Trust Partition Satisfaction of Contract Other (Explain)								
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If No, state the intended use ✓ Yes No								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary	y relatives? (If Yes, check the appropriate box.)								
✓ Yes No Aunt or Uncle to Niece or Nephew Family Co.	rp., Partnership, or LLC Self Other								
	ents and Grandchild Spouse								
Ex-spouse ✓ Parents ar									
14 What is the current market value of the real property? \$15,445	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes								
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 ✓ No	of the agent or title company contact.) Yes								
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent								
421 N Cedar St Red Cloud, NE	Same as Grantee								
18a No address assigned 18b Vacant land									
20 Legal Description (Attach additional pages, if needed.)									
An undivided 1/2 interest in: Lots Five (5), Six (6), and Seven (7)	, Block Fourteen (14), Original Town of Red Cloud, Webster County,								
Nebraska									
21 If agricultural, list total number of acres transferred in this transaction									
Approximate the second of the									
22 Total purchase price, including any liabilities assumed	22 T 0,00								
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (s	see instructions)								
	\$								
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	. NA WARANA NA MATANA NA MANANA NA MANANA NA MANANA AMBANA AMBANA AMBANA AMBANA AMBANA MANANA AMBANA MANANA MA								
25 If this transfer is exempt from the documentary stamp tax, list the exempt	otion number 58								
Under penalties of law, I declare that I have examined this state correct, and that I am duly authorized to sign this statement.	tement and that it is, to the best of my knowledge and belief, true, complete, and								
Kory J McCracken	(402) 746-3613								
Sign Print or Type Name of Grantee or Authorized Representative	Phone Number								
	Attorney 3/21/23								
here Signature of Grantee or Authorized Representative	Title Date /								
Register of Deed's Use									
26 Date Deed Recorded 27 Value of Stamp or Exempt Number South 50	28 Recording Data								
Mo. 3 Day 21 Yr. 23 \$ Exempt # 5a	BX 2023, Fg. 481 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(
Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019									

State of Nebraska County of Webster Sss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of MAC A.D., 2023, at 257 o'clock D. M. Recorded in Book 2023 on Page 481

About 10:00 County Clerk

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-21-23
SELECTIVE BY LED

WARRANTY DEED

Christi Lewis, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and Love and Affection, receipt of which is hereby acknowledged, conveys to Gwen Lewis, a married person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-half interest in: Lots Five (5), Six (6) and Seven (7), Block Fourteen (14), Original Town of 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 March _______, 2023.

Christi Lewis

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on March / , 2023, by Christi Lewis, a single person.

Comm. expires

SENERAL NOTARY - State of Nebraska KORY MCCRACKEN My Comm. Exp. August 27, 2026

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page	:		Sale	Date					Sch	ool Dis	stri	ict Code	;				
91	20:	23	482		10)/19	9/2022	Base: 9	91-0	074	074 Affiliated: Unified:									
Location	D	Sale	Number	1	Jseal	ility	& Code#	4			P			Nu	mber					
000310400 67				1			GeoCde	Two	Rr	ıg	Sect	Qrt		Subdiv	Area	Bik	P	arcel		
	ale Assess	ed Va	lue			4133				00	0	2	20005		023	00	000			
Land	rovement	s		T	otal		-	Date	of Sa	ale P	ropert	y C	Classific	ation	Code					
3,315 37,9							41,245	Status	P	roperty	Тура	e	Zoning	T	Location	City Size Par			el Size	
Assessor Lo	cation:	BLUE	HILL	(BH)				A) 1	B)	0	1	C	1		D) 1	E)	6	F)	2	
						· ············	Residentia					70.00		(Commer	cial				
	Mul	tiple Im _l	provement	s: Mu	ltiple.	Improv	ements.:			Multi	ple. In	nprove	ments.:							
		Constr	uction Dat	e: Co	ıstruct	on Da	te: 19	25		Const	ructio	n Date	÷:							
			Floo	r: Flo	or Sq.	Ft.:	9	22		Floor	Sq. F	t.:								
		Buildin	g Cost Nev	v: Co	st:		108,9	50		Cost :	:									
Single Family	Style:	101	· 	Re	siden	tial C	ondition: 2	0		Com	merc	cial O	ccupan	су	Code:					
(100) 🗆 Mo	bile Horr	ie		(1)	0) 🗆	W	om Out			Prim	ary:		0	the	erl:		Other2:			
(101) 🗷 One	e Story			(2) B	Ba	dly Worn			Commercial Construction Class:										
(102) 🗆 Two	o Story			(3	0) 🗆	Av	rerage			(1) ☐ Fireproof Structural Steel Frame										
(103) 🗆 Spl	it Level			(4	(40) □ Good							Reint	forced (Con	ncrete Fra	me				
(104) 🗆 11/				(5	(50) U Very Good							Masc	nry Be	arir	ng Walls					
(111) 🗆 Bi-l	Level			(6)) 🗆	Ex	cellent			(4)		Woo	d or Ste	el I	Framed E	xt. W	alls			
(106) 🗆 Oth	ier		, , , , , , , , , , , , , , , , , , , ,									Meta	l Frame	an	ıd Walls					
Townhouse or	r Duplex	Style:		Re	Residential Quality: 30							Pole :	Frame							
(301) □ One	e Story			(10)) 🗆	Lo	w			Cost	Ranl	k:				ondi	tion:			
(302) 🗆 Two				+ `)) 🗆	Fa	ir			(10)		Low			(□ Worn			
(307) 🗆 1 1/				(30			erage			\vdash		Avera					□ Badly			
(308) □ Spli				_)) 🗆	Go				(30) Above Average					-		☐ Avera	ge		
(309) 🗆 21/)) 🗆		ry Good			(40)		High			`	,	□ Good			
(304) 🗆 One				(61)) 🗆	Ex	cellent						· · · · · · · · · · · · · · · · · · ·				□ Very			
(305) 🗆 Two	o Story D	ouplex													(1	50)	☐ Excell	ent		
Assessor's							:													
Assessor Co	mment	s and R	eason for	Adju	stme	nt:												,		
WD																				
Comments f	Comments from Comments:																			
0003104						-														
																	(Cont	inue or	back)	

NEBRASKA Good Life, Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

67

FORM **521**

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

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.								
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer 4 Date of Deed 01 Day 19 Vr 2022	31 2023							
5 Grantor's Name, Address, and Telephone (Please Print)	Mo. 10 Day 19 Yr. 2022 Mo. 01 Day 6 Grantee's Name, Address, and Telephone (Please Print)	31 Yr. 2023							
Grantor's Name (Seller) Autumn Mohlman	Grantee's Name (Buyer) Jeff Kort								
Street or Other Mailing Address c/o Cody Mohoman, 924 Logan Street	Street or Other Mailing Address 1287 Road V								
City Holdrege NE State NE 68949	City State NE	Zip Code							
		Zip Code 68930							
Phone Number (402) 937-6967	(402) 756-2004 If Yes, is the grantee a 509(a) four								
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.								
	Property Type	(C)							
	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home							
8 Type of Deed Conservator Distribution Lar	nd Contract/Memo Partition Sheriff	Other							
□ Bill of Sale □ Corrective □ Easement □ Lea □ Cemetery □ Death Certificate – Transfer on Death □ Executor □ Mir									
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031		ansfer on Death							
Exchange) by buyer or seller?		ustee to Beneficiary							
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If N	her (Explain) lo, state the intended use.)							
✓ Yes	Yes	11 11 11 11 11 11 11							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes VNo Aunt or Uncle to Niece or Nephew Family Corp., P	tives? (If Yes, check the appropriate box.) Partnership, or LLC Self Othe	er .							
Brothers and Sisters Grandparents a									
Ex-spouse Parents and Ch	nild 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 i	4							
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	No							
18 Address of Property 405 S Sycamore St Blue Hill, NE 68930	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as grantee								
18a No address assigned 18b Vacant land									
20 Legal Description (Attach additional pages, if needed.)									
The South One-half, (½) of Lots One (1) and Two (2) (4) and Five (5), all in Block Twenty-three (23), Origin	and the South Fifty (50) Feet of Lots	Three (3), Four							
(4) and rive (5), an in block twenty-timee (25), Origin	al Town of Bide Till, Webster County,	Nebraska.							
21 If agricultural, list total number of acres transferred in this transaction									
22 Total purchase price, including any liabilities assumed		24,000,00							
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see i	nstructions) \$	0,00							
	\$ 24	24,000,00							
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		mplete, and							
correct, and that I am duly authorized to sign this statement. David B. Garwood	descriptions. The descriptions of the control of th	(402) 746-3613							
Print or Type Name of Grantee or Authorized Representative		Phone Number							
sign Sovie & Survey	Attorney	3-16-23							
here Signature of Grantee or Authorized Representative	Title	Date							
Register of Deed's Use On		For Dept. Use Only							
26 Date Deed Recorded 27 Value of Stamp or Exempt Number \$ 50 00	28 Recording Data								
Mo. 3 Day 21 Yr. 23 \$ 54.00 Nebraska Department of Revenue	BY 2023, Pg 482 Authorized by Neb. Ri	ev. Stat. §§ 76-214, 77-1327(2)							



WARRANTY DEED

Autumn Mohlman, surviving spouse of Frederick J. Mohlman and still a single person, GRANTOR, in consideration of TWENTY-FOUR THOUSAND AND NO/100 DOLLARS (\$24,000.00) receipt of which is hereby acknowledged, conveys to Jeff Kort, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South One-half, (½) of Lots One (1) and Two (2). and the South Fifty (50) Feet of Lots Three (3), Four (4) and Five (5), all in Block Twenty-three (23), Original Town of Blue Hill, Webster County, Nebraska.

GRANTOR covenants with the GRANTEE that GRANTOR:

(1) is lawfully seized of such real estate and that it is free from encumbrances, except 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 January 31st, 2023.

Autumn Mohlman

STATE OF NEBRASKA, COUNTY OF PHELPS) ss.

The foregoing instrument was acknowledged before me on January 3/5t, 2023, by Autumn Mohlman.

Comm. expires <u>10-22-23</u>

Notary Public

GENERAL MOTARY - State of Nebraska LINDA M FEGTER My Comm. Exp. October 22, 2023

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date				S	School District Code										
91	20	23	484	3/22	/2023	Base: 9	1-00	02	Aff	iliate	ed:		Unif	ied:						
Location	ID	Sale	Number	Useability	& Code#					Parcel Number										
0014075	501		68	1		GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area	Blk	Parcel					
	Date of Sale Assessed Value							10	1	7	0	00000	1	000	0000					
Land		Im	provements	Te	otal		D	ate of	Sale	Pro	Code									
167	,350]	167,350	Status	Status Property Type					Location	Cit	y Size	Parcel Size					
		Irrigat	tion Type:			A) 2	2 B) 05			(C)	5	D) 3	E)	0	F) 9					
LCG			ACRES:	VAI	UE:		LCG	•			ACR	ES:	·	VAL	J E:					
IRRIGATE	ED 1A1					GR	G1			8.300										
	1A						ιG		1	3.560	18,980									
	2A1					2G1														
	2A					2G														
	3A1					3G1						7.670 10								
	3A					3G														
	4A1							40	G1											
	4A							4	1G											
DRYLANI	D IDI					S	helterbe	elt/Timb	ег											
	1D		47.540	1	23,600	1.000		Accretic	on											
	2D1							Was	ste											
	2D							Oth	er											
	3D1					AG LAND TOTAL					7	8.550		1	67,350					
	3D					Roads						1.000								
	4D1					Farm Sites														
	4D		1.480	20010-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-	2,410		ome Sit	es												
The state of the s							Lecreation	on												
	wellings						Oth													
Outl	ouildings					Non	-AG T	ГОТА	\mathbf{L}			1.000								

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001407501	
	(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.

FORM 521

DEPARTMENT OF REVENU			ment and identify the applicable item number.	
1 County Name	2 County Number	unless this stateme	nt is signed and items 1-25 are accurately comp 3 Date of Sale/Transfer 4 Date of D	
Webster	ADAMS 7	91	7 24.6 6. 2	eed
	dress, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please I	
Grantor's Name (Seller)			Grantee's Name (Buver)	
Douglas Chartie Street or Other Mailing			Richard W. Konén and Rosanne Koner Street or Other Mailing Address 21 3 11	n, Trustees
116 East 7th St.			JUST LIMA	78
Hastings	State NE	Zip Code 68901	City wide Rock State	E Zip Code 14
Phone Number			Phone Number 403-357-4035 If Yes, is the grantee a 501(c)(3)	organization? Yes VNo
Email Address			Email Address	(a) foundation? Yes No
	ion Number. Check one box in category	ories A and B. Check C i	f property is also a mobile home	
(A) Status		· · · · · · · · · · · · · · · · · · ·	Property Type	(C)
Improved	Single Family Ind	lustrial	Mineral Interests-Nonproducing State Ass	
Unimproved		ricultural	Mineral Interests-Producing Exempt	
8 Type of Deed		creational		
Bill of Sale	Conservator Corrective	= =	Ind Contract/Memo Partition Sheriff ase Personal Rep. Trust/Trustee	Other
Cemetery	Death Certificate – Transfer on Death		ase Personal Rep. Trust/Trustee neral Quit Claim Warranty	
9 Was transfer part	of IRS like- 10 Type of Transfer	Distribution Fored	losure Irrevocable Trust Revocable Trust	Transfer on Death
kind exchange (I.F Exchange) by buyer		Easement Gift	Life Estate Sale	Trustee to Beneficiary
	erred in full? (If No, explain the division.	Exchange Grant	or Trust Partition Satisfaction of Contract	Other (Explain)
Yes N		,	12 Was real estate purchased for same us	e? (If No, state the intended use.)
13 Was the transfer betw	reen relatives, or if to a trustee, are the t	rustor and beneficiary rela	atives? (If Yes, check the appropriate box.)	
Yes No	Aunt or Uncle to Niece or Nep		Partnership, or LLC Self	Other
	Brothers and Sisters		and Grandchild Spouse	
14 What is the current m	Ex-spouse arket value of the real property?	Parents and C		
\$240,000	arket value of the feat property?		15 Was the mortgage assumed? (If Yes, state the amoun	
	divide a current parcel of land?		Yes No S 17 Was transfer through a real estate agent or a title con	many2 (If Voc. include the same
☐ Yes 🗹 N	0		of the agent or title company contact.) Yes Lind	a Chartier No
18 Address of Property			19 Name and Address of Person to Whom the Tax States	
			Grantees	
18a No address assi	gned 18b 🗸 Vacant land			
	ach additional pages, if needed.)			
The West Hal	f of Northeast Quarter (W 1/2 NE 1/4)	of Section Seventeen (17), Towns	hin One (1)
North, Range	Ten (10) West of the 6	h P.M., Webste	er County, Nebraska	rup One (1)
			or o tang, moditiona	
21 If agricultural, list total	number of acres transferred in this trans	saction	· ·	
22 Total purchase price	e, including any liabilities assumed			
23 Was non-real prope	ty included in the purchase?			240,000,00
☐ Yes ☐ No	(If Yes, enter dollar amount and atta	ch itemized list.) (<u>see i</u>	nstructions) 23	
24 Adjusted purchase	price paid for real estate (line 22 π	ninus line 23)		240,000,00
25 If this transfer is ex	empt from the documentary stamp	tax. list the exemption	number	
Unde	er penalties of law, I declare that I have	e examined this statemer	at and that it is, to the best of my knowledge and belief, tr	ue, complete, and
conect, and	that I am duly authorized to sign this s I W. Konen	tatement.		i
Sign Print of Ty	Name of Grantee or Authorized Repr	esentative		10 1 - 2 5 7 - 40 35 Phone Number
sign fuch	and W Konen		Grantee	3-22-2023
here Signature	of Grantee or Authorized Representative		Title	Date
	Regis	ter of Deed's Use On	ly	For Dept. Use Only
6 Date Deed Recorded	27 Value of Stamp or E		28 Recording Data	, or Dept. OSE Only
Mo. 3 Day 45	_Yr. <u>d3</u> \$ 540.00		BK2023. Pa 484	
ebraska Department of Revent frm No. 96-269-2008 10-2020				Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Index
Computer
Assessor
Carded

NEBRASKA DOCUMENTARY STAMP TAX

Date: 03/23/23 \$ 540.00 By AS Bk 2023, Pg 484

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 23 day of March A.D., 2023, at 08:31 o'clock AM. Recorded in Book 2023 on Page 484

Absertations County Clerk

Fee: \$10.00 By: AS Deputy Electronically Recorded

Return to: Prairie Title, Inc., P.O. Box 309, Hastings NE 68902-0309

WARRANTY DEED

DOUGLAS CHARTIER, a single person, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, conveys to RICHARD W. KONEN AND ROSANNE KONEN, TRUSTEES OF THE RICHARD W. KONEN AND ROSANNE KONEN LIVING TRUST, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

The West Half of Northeast Quarter (W % NE %) of Section Seventeen (17), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska

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

- (1) is lawfully seised 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: March 174h, 2023.

DOUGLAS CHARTIER

STATE OF NEBRASKA) SS:

COUNTY OF ADAMS

The foregoing warranty deed was acknowledged before me on 3-17-, 2023 by Douglas Chartier

RANEE B DILLMAN
General Notary - State of Nebraska
My Commission Expires Mar 23, 2026

Notary Public Ranee B Dillman

My commission expires: 3/23/26

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code									
91	20	023 486 3/23/2023			Base: 91-0074 Affiliated: Unified:										
Location	Location ID Sale Number Useability & Code #					Parcel Number									
0017148	00		69	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Are	ea Blk	Parcel	
	D	ate of S	ale Assessed \	Value		4133	4	10	24	2	00000) 1	000	0000	
Land		Imp	provements	To	otal		D	ate of	Sale I	roperty	Classif	icatio	n Code	-	
326	,070			3	326,070	Status	Pro	perty Ty	тре	Zoning	Locati	on	City Size	Parcel Size	
		Irrigat	ion Type:	i		A) 2	B)	05	(c) 5	D) 3	E	0	F) 9	
LCG			ACRES:	VAL	UE:		LCG			ACR	ES:		VAL	UE:	
IRRIGATE	D 1A1					GR	RASSLA	ND 1	G1		8.690			12,165	
	1A								1G	2	4.360			34,105	
	2A1							2	Gl						
	2A					=			2G						
	3A1				:	3G1			G1		6.640			9,295	
	3A							:	3G						
	4A1	ļ						40	G1						
	4A								4G						
DRYLANI			15.320		39,830	5	Shelterbe								
	1D		34.590		89,935			Accreti	-				,		
	2D1		10.310		00 555			Wa							
	2D 3D1		45.350		23,555	Other				1 5	3.580			26,070	
	3D1 3D		45.550		.03,623	AG LAND TOTAL Roads			_		3.950			26,070	
	4D1						F	arm Si			3.550	+			
	4D		8.320		13,560	Home Sites									
	3,57,129,				·			lecreati	_			+			
Γ	wellings		LECTRON STATES OF STATES AND		g myster profit of the St.			Oth	_						
	uildings				,	Noi	n-AG				3.950				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD; ADDING SPOUSE TO DEED	
	* **
Comments from	Comments:
001714800	
	(Continue on back)



Good Life. Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number. **FORM** 521

The deed will not be recorded unless this statement							
1 County Name 2 County Number		Date of D		323			
WEBSTER - 91 ▼	Mo. 3 Day 23 Yr. 23 Mo. 3 Day 23 Yr. 2023						
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)						
Grantor's Name (Seller) Dennis L. & Zola R. Johnson	Grantee's Name (Buyer) Dennis L. & Zola R. Johnson						
Street or Other Mailing Address 206 N Juniper Ave	Street or Other Mailing Address 206 N Juniper Ave						
City State Zip Code Davenport NE 68335	City Davenport	State NE		Code 68335			
Phone Number (402) 364-2547	Phone Number Is the grantee a 5 (402) 364-2547 If Yes, is the gran	501 (c)(3) tee a 509	organization? Ye Ye (a) foundation? Ye				
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 (B) Property Type		(C)			
Improved ☐ Single Family ☐ Industrial ✓ Unimproved ☐ Multi-Family ✓ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing Mineral Interests-Producing	State As Exempt	sessed Mot	oile Home			
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition She	eriff	Other				
Bill of Sale Corrective Easement Le	ease Personal Rep. Tru	st/Trustee	e				
	neral Quit Claim Wa	rranty					
kind exchange (I.R.C. § 1031	losure Irrevocable Trust Revocable Trus	ţ	Transfer on Death				
Exchange) by buyer or seller? Auction	Life Estate Sale	Contract	Trustee to Benefici	ary			
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased fo			mded use.)			
Yes No Undivided 1/3 interest	Ves No						
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel			-				
	Partnership, cr LLC Self and Grandchild Spouse	L	Other				
☐ Brothers and Sisters ☐ Grandparents ☐ Ex-spouse ☐ Parents and C		n-child					
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state		unt and interest rate.)				
\$147,900	Yes No s			%			
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or of the agent or title company contact.)	a title co Yes	mpany? (If Yes, include	the name			
18 Address of Property	19 Name and Address of Person to Whom the		ement Should be Sent				
	Neil Johnson						
	502 SW Railway Street						
18a Vacant land	Blue Hill, Nebraska 68930						
20 Legal Description (Attach additional pages, if needed.)							
Undivided 1/3 interest in the NW 1/4 24-4-10							
21 If agricultural, list total number of acres transferred in this transaction							
21 II agricultural, list briat retriber of acies transiened in this transaction	•	1 <u>16</u>					
22 Total purchase price, including any liabilities assumed		22 \$		o <mark>,</mark> 00			
23 Was non-real property included in the purchase?	*	\$					
Yes No (If Yes, enter dollar amount and attach itemized list.) (see		23 S					
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		24	. ,,_,,,	0100			
25 If this transfer is exempt from the documentary stamp tax, list the exemption	n number <u>76-902(5)(a)</u> .						
Under penalties of law, I declare that I have examined this statement	ent and that it is, to the best of my knowledge ar	nd belief,	true, complete, and				
correct, and that I am duly authorized to sign this statement. Daniel L. Werner			(402) 76	8-6109			
Print or Type Name of Grantee by Authorized Representative Phone Number							
Sign Attorney at Law 3/23/2023							
here Signature of Grantee of Authorized Representative Title Date							
Register of Deed's Use O	nly		For Dept. U	se Only			
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data						
Mo. 3 Day 23 Yr. 23 \$ Exempt #5a	1 KK2023. 16 406						
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019	, A	uthorized l	by Neb. Rev. Stat. §§ 76-214	, 77-1327(2)			

Index Computer Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX

Date: 03/23/23

\$ Ex05a By AS Bk 2023, Pg 486

State of Nebraska 1 County of Webster J

Entered on the numerical index and filed for record in the Clerk's office of said county this 23 day of March A.D., 2023, at 11:30 o'clock AM. Recorded in Book 2023 on Page 486

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

JOINT TENANCY WARRANTY DEED

DENNIS L. JOHNSON and ZOLA R. JOHNSON, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other valuable considerations received from GRANTEES, DENNIS L. JOHNSON and ZOLA R. JOHNSON, 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):

An undivided one-third (1/3) interest in the Northwest Quarter (NW 1/4) of Section Twenty-Four (24), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska;

GRANTORS covenant with GRANTEES that GRANTORS:

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

Executed this the 23rd day of March, 2023.

Dennis L. Johnson

STATE OF NEBRASKA

COUNTY OF THAYER

The foregoing instrument was acknowledged before me on this the 23rd day of March, 2023, by Dennis L. Johnson and Zola R. Johnson, husband and wife.

GENERAL NOTARY - State of Nebraska DANIEL L. WERNER My Comm. Exp. January 24, 2027

Notary Public

When recorded, return to:

Daniel L. Werner, P.C., L.L.O.

429 Lincoln Avenue

P.O. Box 28

Hebron, Nebraska 68370

(402) 768-6109

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code										
91	20	23	487	3/13	3/13/2023			Base: 01-0123 Affiliated:						Unified:		
Location	Location ID Sale Number Useability & Code #					Parcel Number										
0024128	300		70	4	05	GeoCde	Twn	Rng	Sec	Qrt	Subdiv	Area	Blk	Parcel		
	D	ate of S	ale Assessed	Value		4247	3	12	18	0	00000	1	000	0000		
Land		Imp	provements	T	otal		D	ate of	Sale	Property	y Classifi	cation (Code			
457	,635		128,415	į	586,050	Status	Proj	perty Ty	тре	Zoning	Locatio	n Ci	ty Size	Parcel Size		
		Irrigat	ion Type:			A) 1	B)	05	ĺ	c) 5	D) 3	E)	0	F) 10		
LCG			ACRES:	VAI	.UE:		LCG			ACF	ES:		VAL	UE:		
IRRIGATI	ED 1A1		22.870	1	24,415	GR	ASSLA	ND 1	GI		7.710		· · · · · · · · · · · · · · · · · · ·	24,795		
	1A								1G							
	2A1							20	G1	15.760			22,065			
	2A						E15, E 1 E 1		2G							
	3A1							3	GI							
	3A								3G							
	4A1		14.040		70,060			40	G1							
	4A		17.500		87,325			4	4G	24.730			24,730			
DRYLANI) 1D1		0.470		1,220	S	Shelterbe	elt/Timb	per			ļ				
	1D	 						Accreti	on			ļ				
	2D1	1	2.700		7,020			Wa								
	2D							Oth								
	3D1					AG LAND TOTAL			_		0.850		4	18,795		
	3D	1				Roads			-		2.010	-				
	4D1		12.520		20,410	Farm Sites			-		1.000			13,840		
411	4D		22.550		36,755			ome Si	-		1.000			25,000		
			200		22 005		R	Lecreati								
	wellings buildings	-			.22,995 5,420	Other Non-AG TOTAL					4.010			38,840		
	Dunanigs	<u> </u>		- 10 10 10 10 10 10 10 10 10 10 10 10 10	3,420	1901	u-AG .	IOIA	نك		4.010		- 1	30,840		

Assessor's Adjustment to Sale	e Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for	r Adjustment:	
WD; EXCHANGE BETWEEN	BROTHER & SISTER	
Comments from		Comments:
002412800		
		(Continue on back)

NEBRASKA Good Life, Great Service.

Real Estate Transfer Statement

FORM

· 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. 2 County Number 1 County Name 3 Date of Sale/Transfer 4 Date of Deed WEBSTER - 91 Mo. 03 Day 13 2023 03 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Michael L. Hall and Brenda Hall Linda S. Williams Street or Other Mailing Address 210 SW Railway Street or Other Mailing Address 1676 Rd 100 City Blue Hill City Campbell State Zip Code Zip Code 68932 State 68930 NE Phone Number (402) 746-0023 Phone Number (402) 984-2664 Is the grantee a 501(c)(3) organization? √ No √ No Yes If Yes, is the grantee a 509(a) foundation? 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 Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family ▼ Agricultural Mineral Interests-Producing Exempt TIOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Teasement 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 Life Estate Sale Trustee to Beneficiary Buyer Seller ✓ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.)

Yes No 3.74 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 ✓ 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.) \$116,987 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Linda S. Williams Rural Webster County 1676 Rd 100 Campbell, NE 68932 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The NW1/4 of Section 18, Township 3 North, Range 12 West of the 6th P.M., Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 0100 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . . 23 0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number _5 Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Michelle J. Oldham (402) 462-0300 Print or Type Name of Grantee or Authorized Representative Phone Number Attorney Signature of Grantee or Authorized Representative Title Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded 23 Exempt d

Day _

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

ter		NEBRASKA DOG STAMI		Bk 2023, Pg 487
or			03/23/23 By AS	State of Nebraska County of Webster ss. Entered on the numerical index and filed for record in the Clerk's office of said county this 23 day of March A.D., 2023, at 03:01 o'clock PM. Recorded in Book 2023 on Page 487 County Clerk Fee: \$10.00 By: AS Deputy Electronically Recorded
Return to:	Michelle J. Oldham, Sullivar	ı Shoemaker P.C WARRANT Y		Box 309, Hastings, NE 68901
exchange Williams,	of real estate, receipt of wh	nich is hereby a	cknowledged,	ANTORS, in consideration of hereby conveys to Linda S. scribed real estate (as defined
	ne NW1/4 of Section 18, To ebster County, Nebraska	ownship 3 Norti	h, Range 12 W	est of the 6 th P.M.,
GRANTO		ly and severally	y, if more than	one) with GRANTEE that
1)	are lawfully seised of secumbrances, subject record, if any;			
2)	have legal power and la	wful authority	to convey the	same;
3)	warrant and will defend all persons.	d title to the rea	ll estate agains	t the lawful claims of
Executed: Michael I	March <u>3</u> , 2023.		DILLAM S Brenda Hall	Hall
STATE C	F NEBRASKA))ss.		
COUNTY	OF ADAMS))		

The foregoing instrument was acknowledged before me on the 13 day of March, 2023

Notary Public - Michelle J. Oldham

by Michael L. Hall and Brenda Hall, Husband and Wife.

GENERAL NOTARY - State of Nebraska MICHELLE J. OLDHAM

My Comm. Exp. January 6, 2025

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code										
91	20	23	488	3/13	Base: (01-01	.23	Affiliated: Unified:							-	
Location	ID	Sale Number Useability & Code #				Parcel Number										
0024128	300		71	4	05	GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area	Blk	F	arcel
	D	ate of S	ale Assessed	Value		4247	3	12	1	8	0	00000	1	000	0	000
Land		Imp	provements	To	otal		I	ate of	Sale	e Pro	perty	Classific	ation (Code		
457	, 635		128,415	5	86,050	Status	Pro	perty T	ype	Z	oning	Location	Cit	y Size	Par	cel Size
		Irrigat	tion Type:			A) 1	B)	05		C)	5	D) 3	E)	0	F)	10
LCG			ACRES:	VAL	UE:		LCG				ACR	ES:	· · · · · · · · · · · · · · · · · · ·	VAL	UE:	
IRRIGATE	ED 1A1		22.870	1	.24,415	GF	LASSLA	AND 1	G1		1	7.710	·		24,	795
	1A								1G							
	2A1							2	G1	15.760					22,	065
	2A		***			20							,			
	3A1							3	Gl							
	3A								3G							
	4A1		14.040		70,060				G1							
	4A		17.500		87,325				4G		2	4.730			24,	730
DRYLANI			0.470		1,220	,	Shelterb		-							
	1D		2.700		7,020			Accreti								
	2D1 2D		2.700		7,020			Wa	_							
	3D1					ACI	AND		her \T		15	0.850		4	18	795
	3D					AG LAND TOTA			ads			2.010			_0,	
	4D1		12.520		20,410]	Farm Si				1.000			13.	840
	4D		22.550		36,755		Home Sites			1.000			25,000			
	1000							Recreati								
D	wellings	December 200 Sept.	en verme generalität finn sig et per til generalität finn sig et per	1	22,995		-	Otl	her							
	ouildings		. ,		5,420	No	n-AG	TOTA	\mathbf{L}			4.010			38,	840

Assessor's Adjustment to Sale l	Price (+ or -):		Total Recapture Value:	
Assessor Comments and Reason for A	Adjustment:			
WD; EXCHANGE BETWEEN S	ISTERS			
				:
W = 100000				
Comments from		Comn	nents:	
002412800				
				(Continue on back)

Real Estate Transfer Statement

• 10 be filed with the Register of Deeds.	 Head instructions on reverse side.
· If additional space is needed, add an att	achment and identify the applicable item number.

FORM
521

	t is signed and items 1-25 are accurately completed.					
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer 4 Date of Deed Mo. 03 Day 13 Yr. 2023 Mo. 03 Day 13 Yr. 2023					
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)					
Grantor's Name (Seller) Patsy D. Hall	Grantee's Name (Buyer) Linda S. Williams					
Street or Other Mailing Address 1427 W. Hewitt	Street or Other Mailing Address 1676 Rd 100					
City State Zip Code Hastings NE 68901	City State Zip Code Campbell NE 68932					
Phone Number (402) 463-0383	Phone Number Is the grantee a 501(c)(3) organization? Yes No (402) 746-0023 If Yes, is the grantee a 509(a) foundation? Yes No					
Email Address n/a	Email Address					
7 Property Classification Number. Check one box in categories A and B. Check C if						
	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					
Bill of Sale Corrective Easement Lea	cd Contract/Memo Partition Sheriff Othersee Personal Rep. Trust/Trustee					
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	DIT DESIGN DESIG					
✓ Yes No	Ves					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary reta Yes No Aunt or Uncle to Niece or Nephew Family Corp., P	tives? (If Yes, check the appropriate box.) Partnership, 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?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)					
\$158,648 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 No					
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent					
Rural Webster County	Linda S. Williams 1676 Rd 100					
18a No address assigned 18b Vacant land	Campbell, NE 68932					
20 Legal Description (Attach additional pages, if needed.) All of my interest in and to the NW1/4 of Section 18,	Township 3 North Range 12 West of the 6th P M					
Webster County, Nebraska	Tremiemp of herm, hange in trees of the eart min,					
21 If agricultural, list total number of acres transferred in this transaction 51.33	·					
22 Total purchase price, including any liabilities assumed						
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see i						
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$					
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number 5					
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, complete, and					
Michelle J. Oldham Print or Type Name of Grantee or Authorized Representative	(402) 462-0300 Phone Number					
sign	Attorney $3/33/33$					
here Signature of Grantse or Authorized Representative	Title Date					
Register of Deed's Use On						
26 Date Deed Recorded Mo. 3 Day 23 Yr. 23 \$ Exempt #5a	BK20236 488					
Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-259-2003 Rev. 6-2019	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) is docur 2023 Mar 23 03:01 PM Ex05a Book 2023 Page 488					
Grantee — Retain a copy of th	is docured was 20 00.01 FW LAUDA DOUK 2020 Faye 400					

ndex Computer Assessor Carded		NEBRASKA DOCUMENT STAMP TAX Date: 03/23/2 \$ Ex05a By AS	State of Nebraska County of Webster
	Return to: N	fichelle J. Oldham, Sullivan Shoemaker P.C., L.L.O.,	P.O. Box 309, Hastings, NE 68901
		WARRANTY DEED	
	receipt of v following d	y D. Hall, a single person, GRANTOR, in consider thich is hereby acknowledged, hereby conveys to escribed real estate (as defined in Neb. Rev. Stat. of my interest in and to the NW1/4 of Section 18, West of the 6 th P.M., Webster County, Nebraska	Linda S. Williams, GRANTEE, the Section 76-201):
	GR. GRANTOF	ANTOR covenants (jointly and severally, if more	than one) with GRANTEE that
	1)	is lawfully seised of such real estate and that it encumbrances, subject to existing easements ar record, if any;	
	2)	has legal power and lawful authority to convey	the same;
	3)	warrants and will defend title to the real estate all persons.	against the lawful claims of
	Executed:	March 13, 2023. Pate Patsy 5.	Hall
	STATE OF	NEBRASKA))ss.	

The foregoing instrument was acknowledged before me on the 13 day of March, 2023

Notary Public, Michelle J. Oldham

COUNTY OF ADAMS

by Patsy D. Hall, a single person.

GENERAL NOTARY - State of Nebraska MICHELLE J. OŁDHAM My Comm. Exp. January 6, 2025

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code									
91	20:	23	489	3/13	/2023	Base: 01-0123 Affiliated: Unified:									
Location	ш	Sale	Number	Useability	& Code#	Parcel Number									
0024128	301		72	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Are	ea Blk	Parcel	
	D	ate of S	ale Assessed V	Value	· · · · · · · · · · · · · · · · · · ·	0000	3	12	18	0	00000) 1	000	0000	
Land		Imp	provements	To	otal		D	ate of	Sale I	roperty	Classif	icatio	n Code		
508	,195				508,195	Status	Pro	perty Ty	ре	Zoning	Locati	on	City Size	Parcel Size	
		Irrigat	ion Type: PI	VOT / WE	ELL	A) 2	B)	05		c) 5	D) 3	E	0	F) 9	
LCG	· · · · · · · · · · · · · · · ·		ACRES:	VAI	UE:		LCG			ACF	RES:		VAL	JUE:	
IRRIGATE	D 1A1		34.090	1	L85,450	GR	LASSLA	ND 1	G1		3.760			33,265	
	1A								lG	2	1.440			30,020	
	2A1							20	G1	24.760			34,665		
	2A		7.710		40,325				2G						
	3A1							30	G1						
	3A							3	3G						
	4A1					!		40	Gl						
	4A		36.530	1	.82,285				4G						
DRYLANI						\$	Shelterbe	elt/Timb	er						
	1D							Accreti	on						
	2D1							Was			4.370			2,185	
	2D	<u> </u>				Other AG LAND TOTAL				4 =	0 660			00 105	
	3D1					AG L	AND			12	2.660	+-		08,195	
	3D						·	Roa	_						
	4D1 4D							arm Sit				+			
	2 * - 14 * 2 * 2 * 2 * 1 * 1 * 1		a ve					ome Sit Lecreati	\neg			+			
	wellings	a grant Tara						Oth				+			
	weilings ouildings					No	n-AG T								
	3-	ī				2.07									

Assessor's Adjustment to Sale Price (+	or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustmen	nt:		
WD; EXCHANGE BETWEEN BROTHER	& SISTERS		
	6		
Comments from	(Comments:	
002412801			
		(C	ontinue 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.

	t is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 03 Day 13 Yr. 2023 4 Date of Deed Mo. 03 Day Day	13 2023
5 Grantor's Name, Address, and Telephone (Please Print)	Mo. 03 Day 13 Yr. 2023 Mo. 03 Day 6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller)	Grantee's Name (Buyer)	
see attached addendum Street or Other Mailing Address	Patsy D. Hall Street or Other Mailing Address	
· · · · · · · · · · · · · · · · · · ·	1427 Hewitt	
City State Zip Code	City State Hastings NE	Zip Code 68901
Phone Number	Phone Number Is the grantee a 501(c)(3) organization (402) 463-0383 If Yes, is the grantee a 509(a) found	on? Yes √ No
Email Address	Email Address	acion: 165 A MC
7 Property Classification Number. Check one box in categories A and B. Check C if	n/a	
	Property Type	(C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
☑ Unimproved ☐ Multi-Family ☑ Agricultural	Mineral Interests-Producing Exempt	
		Other
Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Min		
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Foreck		sfer on Death
kind exchange (I.R.C. § 1031	Life Estate Sale Trus	tee to Beneficiary
Buyer Seller No Court Decree Exchange Granto		er (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes No No	12 Was real estate purchased for same use? (If No ✓ Yes No No	, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)	
☑ Brothers and Sisters ☐ Grandparents a	and Grandchild Spouse	
Ex-spouse Parents and Ch		
14 What is the current market value of the real property? \$317,296	15 Was the mortgage assumed? (If Yes, state the amount and into Yes No \$	terest rate.)%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (
☐ Yes 📝 No	of the agent or title company contact.) Yes	No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sho	ould be Sent
Rural Webster County	Patsy D. Hall 1427 Hewitt	
18a No address assigned 18b Vacant land	Hastings, NE 68901	
20 Legal Description (Attach additional pages, if needed.)	<u> </u>	The state of the s
The NE1/4 of Section 18, Township 3 North, Range	12 West of the 6th P.M. Webster Cou	ntv
Nebraska	72 77000 01 410 0411 1111, 1700001 004	, icy,
21 If agricultural, list total number of acres transferred in this transaction102.66	·	
22 Total purchase price, including any liabilities assumed		o ^l 00
23 Was non-real property included in the purchase?	\$	
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see i	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		0100
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number _5	
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, con	nplete, and
Michelle J. Oldham		(402) 462-0300
Print on Type Name of Grantee or Authorized Representative	• 11	Phone Number
sign	Attorney	3/03/03
here Signature of Grantee of Authorized Representative	Title	Date
Register of Deed's Use On		For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number \$ \$ FV and of ## To Part 10 Percent 10 Percent	28 Recording Data BK 2023 Pa 489	
Mo. Day 45 Yr. 43 5 CLIMPT +7500		/ Stat. §§ 76-214, 77-1327(2)
Neuraska Department of nevertue	O Authorized by Neb. Flet	, orar 33 10-514, 11-1021(2)

Addendum to Real Estate Transfer Statement, Line #5:

Linda S. Williams, f/k/a Linda Pierce and Roland Williams

1676 Rd 100

Campbell, NE 68932

Phone: 402-756-8580

Email: n/a

and

Michael L. Hall and Brenda Hall

210 SW Railway

Blue Hill, NE 68930

Phone: 402-984-2664

Email: n/a

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 03/23/23 \$ Ex05a

By AS

Bk 2023, Pg 489

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 23 day of March A.D., 2023, at 01:02 o'clock AM. Recorded in Book 2023 on Pages 489-490

Physeum 12 County Clerk

Deputy Fee: \$16.00 By: AS Electronically Recorded

Return to: Michelle J. Oldham, Sullivan Shoemaker P.C., L.L.O., P.O. Box 309, Hastings, NE 68901

WARRANTY DEED

Linda S. Williams, f/k/a Linda Pierce and Roland Williams, Wife and Husband, and Michael L. Hall and Brenda Hall, Husband and Wife, GRANTORS, in consideration of exchange of real estate, receipt of which is hereby acknowledged, hereby conveys to Patsy D. Hall, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

The NE1/4 of Section 18, Township 3 North, Range 12 West of the 6th P.M., Webster County, Nebraska

GRANTORS covenant (jointly and severally, if more than one) with GRANTEE that **GRANTORS:**

- 1) are lawfully seised of such real estate and that it is free from encumbrances, subject to existing easements and restrictions of record, if any:
- 2) have legal power and lawful authority to convey the same:
- 3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed: March 13, 2023.

Williams, f/k/a Linda Pierce

Leen

Michael L. Hall

STATE OF NEBRASKA)
COUNTY OF ADAMS)ss.)
by Linda S. Williams and Roland V	~ 1
MICHELLE J. OLDHAN My Comm. Exp. January 6, 202	'i NUMAN FUDIC - Michelle I Didham
STATE OF NEBRASKA))ss.
COUNTY OF ADAMS)
The foregoing instrument w by Michael L. Hall and Brenda Hal	as acknowledged before me on the 13 day of March, 2023 l, Husband and Wife
	Notary Public - Michelle J. Oldham
GENERAL NOTARY - State of Nebraska MICHELLE J. OLDHAM My Comm. Exp. January 6, 2025	

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Pag	•	S	ale Date	School District Code												
91	20	23	491		3/2	23/2023	Base: 91-0002 Affiliated: Unified:												
Location	ID	Sale	Number		Useabil	ty & Code#		Parcel Number											
0001394	100		73		1		GeoCde	Tw	vn	Rng	Sec	ct	Qrt	Si	ubdiv	Area	Blk	P	arcel
	D	ate of S	ale Asses:	ed V	alue		4371				00)	0	10	0025		006	00	000
Land	[Imp	orovemen	ts		Total			Da	ate of S	ale	Prop	perty	CI	lassific	ation (Code		
1	,640		152,0	40		153,680	Status		Prop	erty Typ	pe	Zoi	ning]	Location	Cit	y Size	Parc	cel Size
Assessor Lo	cation:	RED	CLOUD	(RC)	· · · · · · · · · · · · · · · · · · ·	A) 1	E	3)	01		C)	1	Г	D) 1	E)	6	F)	2
					***************************************	Residentia				***************************************	············			Co	ommer	cial			
	Mul	tiple Im	provemen	s: M	ultiple. Imp	rovements.:			M	Multiple.	Impre	oveme	ents. :						
		Const	ruction Dat	e: C	onstruction	Date: 19	14		С	Constructi	ion D	ate:							
			Floc	r: Fl	oor Sq. Ft.	1,9	93		F	loor Sq.	Ft.:								
		Buildir	ig Cost Ne	v: C	ost :	270,7	65		С	Cost :					•				
Single Family	7 Style:	102		R	esidentia	Condition: 3	0		C	Comme	rcial	Occi	upanc	cy C	ode:		-		
(100) □ Mo	bile Hon	ne		(10) 🏻	Worn Out			P:	rimary:			Ot	herl	1:		Other2:		
(101) 🗆 On	e Story			(2	20) 🗆	Badly Worn			C	Commercial Construction Class:									
(102) 🗷 Tw	o Story			(3	(30) ★ Average					(1) ☐ Fireproof Structural Steel Frame									
(103) 🗆 Spl	it Level			(4	(40) □ Good					(2) Reinforced Concrete Frame									
(104) 🗆 11.	/2 Story			(3	(50) Uery Good					(3) Masonry Bearing Walls									
(111) □ Bi-	Level			((50) 🗆	Excellent				(4) Uwood or Steel Framed Ext. Walls									
(106) □ Oth	ner								((5) 🗆	Me	etal Fi	rame :	and	Walls	3			
Townhouse of	r Duplex	Style:		R	esidentia	Quality: 40	(6) □ Pole Frame												
(301) 🗆 On	e Story					Low			C	ost Ra	nk:				С	onditi	on:		
(302) 🗆 Tw						Fair			((10) 🗆	Lo	w			<u>`</u>	<u></u>	Worn		
(307) 🗆 1 1.						Average			+			erage				·	Badly		<u> </u>
(308) 🗆 Spl						Good			_				Avera	ge			Averaş	ge	
(309) 🗆 21/						Very Good			- (-	(40) 🗆	Hig	gh					Good		
(304) □ On				(6	50) 🗆	Excellent			-								Very (
(305) 🗆 Tw	o Story I	Duplex			***************************************					·					(6	50) 🗆	Excell	ent	
Assessor's					· · · · · · · · · · · · · · · · · · ·														
Assessor Co	mment	s and R	Reason for	Adj	ustment	- · · · - · · ·													
JTWD																			
								-											
Comments	from							Com	mer	nts:									
000139									41101										
																	(Conti	nue on	ı back)

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

13

FORM **521**

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 statemen	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
WEBSTER - 91 ▼	Mo. 3 Day 23 Yr. 2023 Mo. 3 Day 77 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Stephen G. Wilson and Janet L. Wilson	Grantee's Name (Buyer) Britt N. Carr and Melinda M. Carr
Street or Other Mailing Address 1411 Watson St	Street or Other Mailing Address 641 N Chestnut St
City State Zip Code	City State Zip Code NE 68970
Phone Number 402-746-4052	Phone Number Is the grantee a 501(c)(3) organization? Yes VNo If Yes, is the grantee a 509(a) foundation? Yes VNo
Email Address N/a	Email Address n/a
7 Property Classification Number. Check one box in categories A and B. Check C if	(C. 1971) 1971
(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	Description Sheriff Other Othe
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	osure Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trustee to Beneficiary or Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If No, state the intended use.) Yes No No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)
Yes No Aunt or Uncle to Niece or Nephew Family Corp., P Brothers and Sisters Grandparents at Ex-spouse Parents and Ch	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$168,000	☐ Yes
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 North Shore Real Estate No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
641 N Chestnut St	Grantee
Red Cloud, NE 68970 18a No address assigned 18b Vacant land	
20 Legal Description (Attach additional pages, if needed.)	
Lot One (1) and the North Half (N1/2) of Lot Two (2), Block Six (6), Le	Duc's Addition to Red Cloud, Webster County, Nebraska
21 If agricultural, list total number of acres transferred in this transaction	·
22 Total purchase price, including any liabilities assumed	\$
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see i	\$ 100,000,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption	
under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. Britt N. Carr	nt and that it is, to the best of my knowledge and belief, true, complete, and
Print or Type Name of Grantee or Authorized Representative	Phone Number
sign But N. Car	Grantee 3/ 2023
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use On	ly For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number \$ 27 Value of Stamp or Exempt Number	28 Recording Data RK 2023 R L49
Mo. 3 Day 97 Yr. 92 9 3 18 · · ·	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
State of Nebraska Sss. County of Webster	BOOK <u>2023</u> PAG
Entered on the numerical index and filed for record in the	
Clerk's office of said county this A day	
of March A.D., 20 23, at 10:50	
o'clock A.M. Recorded in Book 2023	NEBRASKA DOCUMENTARY
on Page 491	STAMP TAX
andrey Having County Clerk	Date 3-27-23
IndCompAssessorCarded	
IndCompAssessorCarded	
Return to: Southern Title, LLC	
P O Box 221	
Red Cloud, NE 68970	(100 1270)
JOINT TENANCY W	
Stephen G. Wilson and Janet L. Wilson, husband a	and wife, Grantors, in consideration of ONE
DOLLAR (\$1.00) and other valuable consideration	received from Grantees Britt N Carr and
Melinda M. Carr, husband and wife, convey to Gra	antees, as joint tenants and not as tenants in
common, the following described real estate (as de	fined in Neb. Rev. Stat. 76-201):
Lot One (1) and the North Half (N1/2) of I	of Two (2) Disability (O I D )
Addition to Red Cloud, Webster County, N	Johnaska
Grantors covenant, jointly and severally, if more th	an one, with Grantees that Grantors:
(1) are lawfully seised of such real estate a	and that it is free from encumbrances:
(2) have legal power and lawful authority	to convey the same:
(3) warrant and will defend title to the real	l estate against the lawful claims of all persons.
Executed March 17, 2023.	
1. (a) 01 1 1, 2025.	
1	
Hill Hillia	// /////
Cigue & Wilsur	fanet a Wilson
Stephen G. Wilson Jag	het L. Wilson
•	
STATE OF NEBRASKA )	
COLDEN OF COLD O	
COUNTY OF Dodge )	
The foregoing instrument was acknowledge	ed before me on Morely 17 20221

The foregoing instrument was acknowledged before me on March Stephen G. Wilson and Janet L. Wilson, husband and wife. , 2023 by

GENERAL NOTARY - State of Nebraska ALMA L. ROSALES My Comm. Exp. July 23, 2026

Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date	School District Code									
91	20	23	510	3/17	/2023	Base: 65-0005 Affiliated: Unified:									
Location	ID	Sale	Number	Useability	& Code#	Parcel Number									
0013074	100		74	1		GeoCde	Twn	Rng	Se	ct Q1	t	Subdiv	Area	Blk	Parcel
	D	ate of S	ale Assessed	Value		4135	4	9	1.	5 0		00000	1	000	0000
Land		Imp	provements	To	otal		D	ate of	Sale	Prope	rty	Classifica	tion (	Code	
380	,810			3	380,810	Status	Proj	erty Ty	pe	Zonir	ıg	Location	Cit	y Size	Parcel Size
		Irrigat	tion Type:			A) <b>2</b>	B)	05		c) 5	,	D) 3	E)	0	F) 10
LCG			ACRES:	VAL	UE:		LCG			A	CR	ES:		VAL	U <b>E:</b>
IRRIGATE	D 1A1					GR	ASSLA	ND 10	Gl		18:	1.190		2	53,665
	1A				,			1	lG		1	8.180	.80 25,450		
	2A1							20	Gl		5	3.220			74,510
- 14. APRIL 12.	2A							2	?G						
	3A1							30	G1	18.660			26,125		
	3A				.,			. 3	3G						
	4A1							40	G1						
	4A							4	IG						
DRYLANI	) 1D1					S	helterbe	lt/Timb	er						
	1D							Accretic	on						
	2D1							Was	te			2.120			1,060
	2D							Oth	<u> </u>					<u> </u>	
	3D1					AG L	AND T	ГОТА	$\mathbf{L}$	2		3.370		3	80,810
	3D							Road	ds			7.450			
	4D1						F	arm Sit	es						
	4D			TRANSPORTED TO TRANSPORT	KI .		Н	ome Sit	es						
		7,00					R	ecreatio	on						
	wellings	-						Oth							
Outh	ouildings					Nor	i-AG I	OTA	L			7.450			

Assessor's Adjustment to Sale Price (+	or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustmen	nt:		
TRUSTEE'S DEED; SALE BETWEEN	BROTHERS		
Comments from	Comm	nents:	
001307400			
			(Continue on back)



### NEBRASKA

**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 521 local Lifes Could Services DEFARTHENT OF BEVENUE 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 2 County Number Yr. 2023 Mo. 03 Day 17 Yr. 2023 Mo. 03 Day Webster 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Eugene A. Hoelting and Christina R. Kile, Co-Trustees of Grantee's Name (Buyer) The Lyle and Joan Hoelting Revocable Trust Rick Hoelting and Marie Hoelting Street or Other Mailing Address Street or Other Mailing Address PO Box 186 City Zip Code Zip Code State City State 6810 Lawrence NE 68957 ⊠ No ⊠ No Yes Phone Number Is the grantee a 501(c)(3) organization? Phone Number NA 402-426-2111 If Yes, is the grantee a 509(a) foundation? Yes Email Address **Email Address** dwiebe@charter-title.net dwiebe@charter-title.net 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) (A) Status Industrial
Agricut Mineral Interests-Nonproducing State Assessed ☐ Mobile Home Single Family ☐ Improved Multi-Family Agricultural Mineral Interests-Producing Exempt □ Unimproved Commercial Recreational ☐ IOLL Distribution Partition ☐ Sherriff Other 8 Type of Deed Conservator Land Contract/Memo Personal Rep. Bill of Sale Corrective Easement Lease Executor Mineral **Quit Claim** Warranty Cemetery Death Certificate - Transfer on Death ☐ Irrevocable Trust ☐ Revocable Trust Transfer on Death Distribution Foreclosure 9 Was transfer part of IRS like-kind 10 Type of Transfer Sale exchange? (I.R.C. § 1031 Gift Life Estate Trustee to Beneficiary ■ Auction Easement Exchange) by buyer or seller? Other (Explain) Exchange Grantor Trust Partition Satisfaction of Contract Court Decree Buyer Seller No 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) X Yes No X Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other X Yes □ No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Spouse Grandparents and Grandchild Brothers and Sisters Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$659,930.00 **⋈** No Yes 17 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?

Yes No of the agent or title company contact.) X Yes Charter Title No Yes Yes 19 Name and Address of Person to Whom Tax Statement Should be Sent Rick Hoelting and Marie Hoelting 18 Address of Property 14006 POPPLETON CIR . NE 18b X Vacant Land 18a X No address assigned The Northwest Quarter (NW1/4) and the West Half of the Southwest Quarter (W1/2SW1/4) and the West Half of the East Half of the Southwest Quarter (W1/2E1/2SW1/4) of Section 15, Township 4 North, Range 9 West of the 6th P.M., EXCEPT that part deeded to Webster County, Nebraska, for road purposes, as recorded in Book 1, Page 82 and in Book 74, Page 848; records of Webster County, Nebraska. 21 If agricultural, list total number of acres S 659.930100 22 22 Total purchase price, including any liabilities assumed S 23 23 Was non-real property included in the purchase? Tes X No (If Yes, enter dollar amount and attach itemized list.) \$ 659,930 00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 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. 402-426-2111 Rick Hoelting and Marle, Hoelting Print or Type Name of Grantee or Authorized Representative Phone Number sign March 17 Date Grantee or Authorized Representative Signature of Grantee or Authorized Representative

Register of Deeds' Use Only

28 Recording Data

27 Value of Stamp or Exempt Number

here

26 Date Deed Recorded

For Dent, Use Only

Day 24 Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Roy. Supersodos 96-269-2008 Roy. 6-2019 510 Authorized by Neb. Rev Stat. §§ 76-214, 77-1327 (2) State of Nebraska 3ss. County of Webster J Entered on the numerical index and filed for record in the Clerk's office of said county this 24 day of MACH A.D., 20 23, at 1:53 o'clock D.M. Recorded in Book 2023 on Page 510-511 County Clerk 16.00 41 _Deputy

Assessor

Carded

ind

_Comp_

NEBRASKA DOCUMENTARY STAMP TAX te_____3-24-23 Date 1485.00

AFTER RECORDING RETURN TO: Charter Title & Escrow Services, Inc. 747 N. Burlington Ave, Ste G208 Hastings, NE 68901

### TRUSTEE'S DEED

For the consideration of One Dollar and other goods and valuable consideration, Eugene A. Hoelting and Christina R. Kile, Co-Trustees of The Lyle and Joan Hoelting Revocable Trust,

Rick Hoelting and Marie Hoelting, husband and wife, as joint tenants with right of survivorship,

the following described real estate in Webster County, Nebraska:

The Northwest Quarter (NW1/4) and the West Half of the Southwest Quarter (W1/2SW1/4) and the West Half of the East Half of the Southwest Quarter (W1/2E1/2SW1/4) of Section 15, Township 4 North, Range 9 West of the 6th P.M., EXCEPT that part deeded to Webster County, Nebraska, for road purposes, as recorded in Book 1, Page 82 and in Book 74, Page 848; records of Webster County, Nebraska.

subject to easements and restrictions of record.

GRANTOR covenants with GRANTEES that GRANTOR:

(1)is lawfully seized of such real estate that it is free from encumbrances

has legal power and lawful authority to convey the same; warrants and will defend title to the real estate against any acts of the GRANTOR. (2) (3)

Executed this // day of March, 2023.

The Lyle and Joan Hoelting Revocable Trust

Eygene A. Hoelting

Co-Trustee

un By: Christina R. Kile

Its: Co-Trustee

	STATE OF Nebraska COUNTY OF LANCASTW
	The foregoing instrument was acknowledged before me this day of March, 2023 by Eugene A. Hoelting, Co-Trustee of The Lyle and Joan Hoelting Revocable Trust.
	rotary Public Cullingham
	My Commission expires
	Kelli Canningham My Comm. Exp. June 1, 2024
	7
	STATE OF Nebraska COUNTY OF
	The foregoing instrument was acknowledged before me this day of March, 2023 by Christina R. Kile, Co-Trustee of The Lyle and Joan Hoelting Revocable Trust.
•	Notary Public Sand Schuffe My Comm. Exp. October 20, 2026
	My Commission expires $\frac{10}{20}$ $\frac{1}{20}$ $\frac{1}{20}$

Cnty No.	Во	ok	Page	;	Sale Date					School District Code									
91	20:	23	512		3,	/24	/2023	Base: 9	91-0	0002 Affiliated: Unified:									
Location	ID	Sale	Number		Useability & Code #				Parcel Number					mber					
0001354	100		75		1			GeoCde	Twn	Rr	ıg	Sect	Qrt		Subdiv	Area	Blk	P	arcel
	Da	ate of S	ale Assess	ed V	alue			4371				00	0	1	0025		001	00	000
Land		Imp	rovement	s	.,.	To	otal			Date of Sale Property Classification Code					Code				
1	,640		5,8	00			7,440	Status	P	roperty	Тур	e	Zoning		Location	Cit	y Size	Parc	el Size
Assessor Lo	cation:	RED	CLOUD	(RC	)			A) <b>1</b>	B)			) 1		D) <b>1</b>	E)	6	F)	2	
W						an practice pr	Residential					¹		(	Commer	cial			
	Mul	tiple Im	provement	s: Mu	ıltiple. Iı	nprov	ements.:			Multi	ple. Ir	mprov	ements.						
		Constr	uction Dat	e: Co	nstructio	n Dat	te: 19	00		Const	ructio	on Dat	e :						
			Floo	r: Flo	or Sq. F	t. :	1,5	50		Floor	Sq. F	řt. :							
		Buildin	g Cost Nev	v: Co	st:		189,6	25		Cost :	:								
Single Family	Style:	101		Re	sident	al Co	ondition: 10	)		Com	mer	cial O	ccupar	су	Code:				
(100) □ Mo	bile Hom	ne		(1	0) 🗷	Wo	om Out			Prima	агу:		C	the	x1:	(	Other2:		
(101) 🗷 One Story				(2	(20) 🗆 Badly Worn				Commercial Construction Class:										
(102) 🗆 Two	Story			(3	0) 🗆	Av	erage			(1)		Firep	roof St	ruct	tural Steel	Frame	:		
(103) □ Split Level				(4	(40) □ Good					(2)		Rein	forced (	Con	icrete Frai	me			
(104) 🗆 1 1/2 Story			(5	0) 🗆	Ve	ry Good			(3)		Maso	onry Be	arir	ng Walls					
(111) □ Bi-Level			(6	0) 🗆	Ex	cellent			(4)		Woo	d or Ste	el I	Framed E	xt. Wal	ls			
(106) 🗆 Oth								*		(5)		Meta	l Frame	an	d Walls				
Townhouse or		Style:					uality: 40			(6)		Pole	Frame						
(301) 🗆 One	<del>-</del>			<del></del>	0) 🗆	Lo	W			Cost	Ran	k:			С	onditi	n:		
(302) 🗆 Two				(2	<del></del>	Fai	I			(10)		Low				•	Worn		
(307) 🗆 1 1/				(3			erage			(20)		Aver					Badly		
(308) □ Spli		<del></del>		(4		Go				(30)			e Aver	age	(3		Averaş	ge	
(309) 🗆 2 1/				+	0) 🗆		ry Good			(40)		High					Good		
(304) 🗆 One				(6	0) 🗆	Exc	cellent										Very (		
(305) □ Two	Story D	uplex					·						<u></u>		(6	50) 🗆	Excell	ent	
Assessor's							:												
Assessor Co	mments	and R	eason for	Adju	stmen	t:													
JTWD																			
										•									
Comments f	rom	···	-						lomn	nents:									
0001354										~~~									
																	(Conti	nue on	back)

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



**FORM** 521

Good Life. Great Service. DEPARTMENT OF REVENUE

	The deed will not be rec	orded unless this stateme	nt is signed and i	tems 1-25 are acc	urately completed.					
1 County Name	2 County Nur		3 Date of Sale/Tra		4 Date of Deed	2-3 0000				
	WEBSTER - 91		Mo. 3 Day 24 Yr. 2023 Mo. 3 Day 23 Yr. 2023							
Grantor's Name, Addr Grantor's Name (Seller)	ress, and Telephone (Please P	rint)		e, Address, and Teler	hone (Please Print)					
Michael A. Hasty	and Patricia Hasty		Grantee's Name (I	_{z and Monica S}	chmitz					
Street or Other Mailing Ar 2912 N 173rd St			Street or Other Ma 429 N Walnu	ailing Address						
City Omaha	State NE	Zip Code 68116	City Red Cloud		State NE	Zip Code 698970				
Phone Number (402) 670-8227		-	Phone Number (402) 746-42		ntee a 501(c)(3) organizai ne grantee a 509(a) found					
Email Address n/a			Email Address n/a							
7 Property Classification	on Number. Check one box in	categories A and B. Check C	f property is also a	mobile home.						
(A) Status		(E	3) Property Type			(C)				
✓ Improved	Single Family	Industrial	Mineral Interests	-Nonproducing	State Assessed	Mobile Home				
Unimproved	Multi-Family Commercial	Agricultural Recreational	Mineral Interests	-Producing	Exempt					
8 Type of Deed	Conservator	Distribution La	and Contract/Memo	Partition	Sheriff	Other				
	Corrective Death Certificate – Transfer on I	= =	ease ineral	Personal Rep.	Trust/Trustee  Warranty					
9 Was transfer part o	f IRS like- 10 Type of Tran			ble Trust Revocab		nsfer on Death				
kind exchange (I.R. Exchange) by buyer o Buyer Se	, i	Easement Gift	Life Esta	town to the same of the same o		stee to Beneficiary				
	eller V No Court Dearted in full? (If No, explain the d		tor Trust Partition			er (Explain)				
Yes No				✓ Yes  No _	ased for same user (if No	o, state the intended use.)				
	<del></del>	re the trustor and beneficiary rel	atives? (If Yes, check	the appropriate box.)						
Yes VNo	Aunt or Uncle to Niece		Partnership, or LLC	Self	Other					
	Brothers and Sisters	= '	and Grandchild	Spouse						
14 What is the current may	Ex-spouse rket value of the real property?	Parents and C		Step-parent a						
\$13,750	rice value of the real property:		Yes Yes		, state the amount and in	,				
•	divide a current parcel of land?				gent or a title company?	/If Yes include the name				
Yes V No	•		of the agent or	title company contact	Yes Southern T	itle, LLC No				
18 Address of Property				ress of Person to Who	om the Tax Statement Sh	ould be Sent				
413 N Walnut St Red Cloud, NE 6	8970		Grantee							
18a No address assig										
	ch additional pages, if needed.)				· · · · · · · · · · · · · · · · · · ·					
	1 0	e (9), Block One (1	l), LeDuc's A	Addition to Re	ed Cloud, Web	ster County,				
21 If agricultural, list total r	number of acres transferred in th	nis transaction	·							
		sumed			22  \$	13,750,00				
	ty included in the purchase? If Yes, enter dollar amount a	nd attach itemized list.) (see	instructions)		23 \$					
	•		_		277 \$	40.750:00				
		e 22 minus line 23)		• • • • • • • • • • • • • • • • • • • •	24	13,750μ00				
		stamp tax, list the exemption		•						
correct, and	that I am duly authorized to sig	at I have examined this stateme n this statement.	nt and that it is, to th	ne best of my knowle	dge and belief, true, con	4209				
	e Name of Grantee or Authorize	ed Representative			······································	(402) 746-4309 Phone Number				
sign Jun	fl.			Grantee		3/24/2023				
here Signature	f Grantee or Authorized Repres	entative	Title			Date				
	·	Register of Deed's Use O	nly	——————————————————————————————————————		For Dept. Use Only				
26 Date Deed Recorded		np or Exempt Number	28 Recording Data	11						
Mo Day 1		<b>&gt;</b> 0	DK20	13.Hg 512						
lebraska Department of Revenu	16 D			′	Authorized by Neb. Rev	i. Stat. §§ 76-214, 77-1327(2)				

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 03/27/23 \$ 31.50 By AS

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 27 day of March A.D., 2023, at 08:32 o'clock AM. Recorded in Book 2023 on Page 512

Bk 2023, Pg 512

Sind Wyself A

County Clerk

Fee: \$10.00 By: AS Deputy

Electronically Recorded

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

#### JOINT TENANCY WARRANTY DEED

Michael A. Hasty and Patricia Hasty, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Troy Schmitz and Monica Schmitz, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Seven (7), Eight (8) and Nine (9), Block One (1), LeDuc's Addition to Red Cloud, Webster County, Nebraska

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

(1) are lawfully seised of such real estate and that it is free from encumbrances;

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

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

Executed March , 2023. Michael A. Hasty Patricia Hasty STATE OF NEBRASKA ) ss. COUNTY OF Douglas

The foregoing instrument was acknowledged before me on March Michael A. Hasty and Patricia Hasty, husband and wife.

> GENERAL NOTARY - State of Nebraska TRAVIS GARRETSON My Comm. Exp. May 8, 2023

> > Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date		School District Code								
91	20	23	513	3/27	/2023	Base: 01-0123 Affiliated: Unified						ied:			
Location	п	Sale	Number	Useability	& Code#	Parcel Number									
002407800 76 4			05	GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Area	Blk	Pa	arcel		
Date of Sale Assessed Value							3	12	1	5 4	00000	1	000	00	000
Land	Land Improvements Total				Date of Sale Property Classification Code										
304	,550			3	304,550	Status Property Type			ype	Zoning	Location	ı Ci	y Size	Parc	el Size
		Irrigat	tion Type:			A) 2	B)	05		ූ 5	D) <b>3</b>	E)	0	F)	9
LCG ACRES: VALUE:							LCG			AC	RES:		VAL	ÚE:	
IRRIGATE	ED 1A1					GRASSLAND 1G1				26.790		37,505			
	1A								1G		15.740			22,	035
	2A1							2	G1		16.080			22,	510
	2A								2G						
	3A1							3	G1						
	3A								3G						
	4A1								G1						
DDIII ANII	4A		48.210	1	25,345				4G						
DRYLANI			40.210	<u> </u>	.20,340		Shelterb								
	1D 2D1		0.560		1,455			Accreti							
٠.	2D1 2D		27.040		61,785			Wa Otl							
	3D1		0.590		1,350	AG L	AND		_	1.	54.990		3	04,	550
	3D		···					Roa	_		3.970			,	-
	4D1						I	Farm Si	-						
	4D		19.980		32,565			ome Si							
				**				Recreati	-				**		
D	wellings							Otl	ner						
Outl	ouildings					No	n-AG	ГОТА	$oldsymbol{\mathrm{L}}$		3.970				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD; SALE BETWEEN PARENT & CHILD	
Comments from	Comments:
002407800	
	(Continue on back)

### NEBRASKA Good Life, Great Service.

### **Real Estate Transfer Statement**

Read instructions on reverse side.

To be filed with the Register of Deeds.

76

FORM **521** 

DEPARTMENT OF REVENUE 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 2023 WEBSTER - 91 Mo. 3 Day 27 Yr. 03 Day 23 Yr. 5 Grantor s Name, Address, and Telephone (Please Print) 6 Grantee s Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Bryan W and Julie A Henkel Winston and LaVona Henkel Street or Other Mailing Address P.O. Box 177 Street or Other Mailing Address 483 Road T Zip Code 68932 City Campbell Zip Code 68932 State City Campbell State Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? (402) 756-8632 Phone Number (402) 756-8118 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 Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational 8 Type of Deed Distribution Conservator Land Contract/Memo Partition Sheriff Other Bill of Sale Easement Corrective Lease Personal Rep. Trust/Trustee Cemetery Death Certificate Transfer on Death Executor ✓ Warranty Minera Quit Claim 9 Was transfer part of IRS like-10 Type of Transfer Distribution Irrevocable Trust Revocable Trust Foreclosure Transfer on Death kind exchange (I.R.C. 103 Exchange) by buyer or seller? Auction Easement Gift Life Estate Sale 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 ✓ 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.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ✓ Yes Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes V No S 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 Rural Webster County, Nebraska 19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee) 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The Southeast Quarter (SE¼) of Section Fifteen (15), Township Three (3) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska. 160+-21 If agricultural, list total number of acres transferred in this transaction 63.200!00 23 Was non-real property included in the purchase? 0,00 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 63,200,00 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 ct, and that I am duly authorized to sign this statement. 402-469-9672 Henke or Authorized Representative armer Signature of Grantee or Authorized Representative For Dept. Use Only Register of Deed s Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded 28 Recording Data _ Day <u>27</u> yr. 23 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

State of Nebraska Ss. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 27 day of March A.D., 2023, at 10:5 o'clock <u>G_M</u>. Recorded in Book <u>JOA</u> 3 on Page 513 County Clerk (1) Deputy Carded_

Assessor_

Comp

**NEBRASKA DOCUMENTARY** STAMP TAX Date

#### JOINT TENANCY WARRANTY DEED

Winston Henkel and LaVona Henkel, husband and wife, GRANTOR, in consideration of SIXTY-THREE THOUSAND TWO HUNDRED DOLLARS (\$63,200.00) receipt of which is hereby acknowledged, convey to Bryan W. Henkel and Julie A. Henkel, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE1/4) of Section Fifteen (15), Township Three (3) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

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

Executed March 23, 2023

STATE OF NEBRASKA, COUNTY OF WEBSTER:

The foregoing instrument was acknowledged before me on March 23, 2023, by Winston Henkel and LaVona Henkel, husband and wife.

Comm. expires 12 31 2023

Ph/Fax (402) 746-3613 DAVEF:\WP\800\HENKLWIN.BRY,3/20/23

Notary Public

Page 1 of 1 pages

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

GENERAL NOTARY - State of Nebraska JACQUELINE A. KUCERA My Comm. Exp. December 31, 2023

Cnty No.	Во	ok	Page		Sale Date					School District Code										
91	20:	23	524		3/	27	/2023	Base: 9	1-0	002	Aff	iliate	ed:			Unif	ied:			
Location	ID	Sale	Number	.1	Jseabi	lity	& Code#			Parcel Number										
000104600 77			10			GeoCde	Twn	Rng	Se	ct	Qrt	s	Subdiv	Area	Blk	P	arcel			
	Da	ate of S	ale Assesse	ed Va	llue			4371			0	0	0	10	0005		009	00	000	
Land		Imp	rovements	S		Te	otal		-	Date of Sale Property Classification Code					Code					
1	,095		32,42	20			33,515	Status	P	roperty T	ype	Z	oning		Location	Cit	y Size	Parc	el Size	
Assessor Lo	cation:	RED	CLOUD	(RC)	(C)			A) <b>1</b>	B)	01		C)	1	I	D) <b>1</b>	E)	6	F)	1	
							Residentia							C	ommerc	ial				
	Mul	tiple Im	provements	: Mu	ltiple. In	iprov	ements.:			Multiple	. Impr	ovem	nents.:							
		Constr	uction Date	: Co	struction	n Dat	te: 19	12		Constru	tion I	Date :								
			Floor	Flo	or Sq. Ft	<u>.</u> :		68		Floor Sc	. Ft. :				-					
			g Cost New				117,1			Cost:										
Single Family	Style:	101		Re	sidenti	al Co	ondition: 2	0		Comm	ercial	l Occ	cupano	cy C	Code:					
(100) □ Mo	bile Horr	ne		(10	)) 🗆	Wo	om Out			Primary	r:		Ot	her	:1:	(	Other2:			
(101) 🗷 One Story				(2)	() 医	Ba	dly Worn			Comm	ercial	Con	istruci	tion	ı Class:					
(102) Two Story				(30)  Average					(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame											
(103)  Split Level				<del>+ -</del>	)) 🗆	Go				\-Z						ne				
(104) □ 1 1/2 Story				(5)	-		ry Good			(3)	] M:	asom	гу Веа	ring	g Walls					
(111) □ Bi-Level				(60	)) 🛘	Exe	cellent			(4) E	) W	ood	or Stee	el Fı	ramed Ex	t. Wal	ls			
(106) □ Oth				-										and	l Walls					
Townhouse or		Style:					uality: 30				J Po	le Fr	ame							
(301) 🗆 One			· · · · · ·	<del>-  </del>	)) 🗆	Lo				Cost R					C	onditio	- A			
(302)   Two				+-	) 🗆	Fai				(10) E					(1	<del></del>	Worn			
(307) 🗆 1 1/				<del></del>	) 🗷		erage			(20) E					<u>-</u>	· · · ·	Badly			
	t Level			(40		Go				(30)			Avera	ge	(3	•		ge		
(309) 🗆 2 1/3				(50			ry Good			(40) E	] Hi	gh			(4	<u> </u>	Good			
(304) 🗆 One				(60	)) 🗆	Exc	cellent								(5		Very (			
(305) 🗆 Two	Story D	ouplex													(6	0) 🗆	Excelle	ent		
Assessor's	<del></del>						•													
Assessor Co	mments	s and R	eason for A	Adju	stment	t:														
WD																			-	
			····																	
Comments f	rom				-;			(	`omn	nents:										
0001046																				
																	(Conti	nue on	back)	

**NEBRASKA** Good Life. Great Service. DEPARTMENT OF REVENUE

### **Real Estate Transfer Statement**

RM 1

• 10 be filed with the Register of	Deeds. • Read If	istructions on reverse side.
alf additional appear is presided a	add on ottoobmout	and identify the equilibries !

			0.0.00 0.00.
<ul> <li>If additional space is</li> </ul>	needed, add an atta	achment and identify the	e applicable item number

1	FOF
1	52

	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	24 2023						
WEBSTER - 91	Mo. 03 Day 27 Yr. 2023 Mo. 03 Day 24 Yr. 2023							
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)							
Kristopher Snyder and Lara VanWey	Dakotah Brown							
Street or Other Mailing Address 2323 Bellwood Dr, Trailer #70	Street or Other Mailing Address 930 N Franklin St							
City State Zip Code Grand Island NE 68801	City State NE	Zip Code 68970						
Phone Number (402) 303-0895	Phone Number Is the grantee a 501(c)(3) organiza	ation? Yes \( \square\) No						
Email Address	(402) 746-0614 If Yes, is the grantee a 509(a) foun Email Address	dation? Yes No						
7 Property Classification Number. Check one box in categories A and B. Check C if	proporty is also a mabile home							
	) 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								
	nd Contract/Memo Partition Sheriff	Other						
	ase Personal Rep. Trust/Trustee							
	neral Quit Claim Warranty	Control Sanak						
9 Was transfer part of IRS like- kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?		nsfer on Death stee to Beneficiary						
		ner (Explain)						
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If N	CONTRACTOR OF THE CONTRACTOR O						
✓ Yes								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.								
	Partnership, or LLC Self Othe	r						
Ex-spouse Parents and Ci	and Grandchild Spouse  Step-parent and Step-child							
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	nterest rate.)						
\$23,670	Yes V No S	%						
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   ✓ No	of the agent or title company contact.) Yes	No						
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sh	nould be Sent						
526 N Cedar St Red Cloud, NE 68970	Same as Grantee							
18a No address assigned 18b Vacant land								
20 Legal Description (Attach additional pages, if needed.)								
See attached								
21 If agricultural, list total number of acres transferred in this transaction								
22 Total purchase price, including any liabilities assumed	22  \$	12,000,00						
23 Was non-real property included in the purchase?	\$	12,000,00						
Yes No (If Yes, enter dollar amount and attach itemized list.) (see	nstructions) 23							
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		12,000,00						
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		mplete, and						
correct, and that I am duly authorized to sign this statement.								
Kory J McCracken  Print or Type Name of Grantee or Authorized Bepresentative		(402) 746-3613 Phone Number						
sign	Attorney	03/27/2023						
	Title	Date						
Register of Deed's Use Or	de l	For Dont Hos Only						
26 Date Deed Recorded 27 Value of Stamp or Exempt Number								
20 Date Deed Necolded   27 Value of Starrip of Exempt Number	28 Recording Data	For Dept. Use Only						
Mo. 3 Day 27 Yr. 23 \$ 27.00		For Dept. Ose Only						

Lots Seventeen (17) and Eighteen (18), Block Six (6), Original Town of Red Cloud, Webster County, Nebraska.

state of n	epraska (	ce		
County of	Webster <b>J</b>	733.		
		En	tered o	on the
	index and			
Clerk's off	ice of said	county t	his <u>∂</u> ]	dav
of Man	<u>ch</u> a.d.,	20 23	_ at	1:40
o'clock	& M. Reci	orded in	Book	302 >
on Page	524			_
_ Ubb	er thi	a c	ounty	Clerk
10.00	0	0 0		eputy
Ind_ Co	mp Ass	essor	Carde	•

NEBRAS	STAMP '	$TAX_{\scriptscriptstyle\perp}$	ARY
Date	3-27	-23_	
\$ 27.00	By_	(1)	

### WARRANTY DEED

Kristopher Snyder and Lara Snyder f/k/a Lara VanWey, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Dakotah Brown, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Seventeen (17) and Eighteen (18), Block Six (6), Original Town of 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, EXCEPT the 2022 Real Estate taxes in the amount of \$414.64, which are Grantor's sole responsibility;
  - (2) has legal power and lawful authority to convey the same:
  - (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed March 24, 2023.	
The state of the s	Lee my
Kristopher Snyder	Lara Snyder
CTATE OF MEDDA ON A COLD TON OF 1	- 4 0

STATE OF NEBRASKA, COUNTY OF Hall ) ss.

The foregoing instrument was acknowledged before me on 24 March, 2023, by Kristopher Snyder and Lara Snyder, husband and wife.

Comm expires April 92023 Encle	Lemburg
GENERAL NOTARY - State of Nebraska EMILY LEMBURG	blic
Prepared by Garwood & McCracken, Lawyers Phone/Fax: (40	2) 746-3613 Page 1 of 1 Pages
401 North Webster Street Red Cloud NE 68070	

Cnty No.	Во	ok	Page	Sale Date			School District Code												
91	20:	23	530	3/27/2023		Base: 9	1-0	Affiliated: Unified:							ied:				
Location	Ю	Sale	Number	Useability & Code #				Parcel Nu					Number						
0003213	300		78		1	·	GeoCde	Twn	Rng	S	iect	Qrt	Su	ıbdiv	Area	Blk	P	arcel	
	Da	ate of S	ale Assessed	l Va	lue		4133			(	00	0	20	020		003	00	000	
Land	-00	Imp	rovements	Total					Date of Sale Property Classification Code						Code				
7	,050		38,00	0	0 45,050		Status	P	roperty Type		Z	oning	L	ocation	City Size		Parc	el Size	
Assessor Lo	cation:	BLUE	HILL (	BH)			A) <b>1</b>	B)	01		C)	1	D)	) 1	E)	6	F)	3	
						Residential		•	Commercial										
	Mult	tiple Im	provements:	Mul	tiple. Impro	vements.:			Multipl	e. Imp	proven	nents.:					-		
		Constr	uction Date:	Con	struction D	ate: 18	90		Constru	ction	Date:	:							
			Floor:	Floo	or Sq. Ft. :	1,20			Floor S	q. Ft.	:								
		Buildin	g Cost New:	Cos	t:	108,78	35		Cost:										
Single Family	Style:	101		Res	sidential (	ondition: 20	)		Comn	ercia	al Occ	cupano	су Со	ode:					
(100) □ Mo	bile Hom	ıe		(10	) 🗆 W	om Out			Primar	y:		Ot	her1:	:	C	Other2:			
(101) 🗷 One	Story			(20	) <b>B</b> B	adly Worn			Comn	ercia	al Cor	ıstruci	tion (	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 Story				(50) U Very Good					(3)   Masonry Bearing Walls										
(111) □ Bi-Level				(60)   Excellent					(4) U Wood or Steel Framed Ext. Walls										
(106) 🗆 Oth									(5)  Metal Frame and Walls										
			Residential Quality: 30					(6) Pole Frame											
(301) 🗆 One		<del></del>			<del></del>	)W			Cost Rank:				C	Condition:					
(302)  Two					) 🗆 Fa				_ ` _						0)				
(307) 🗆 1 1/2				(30)		verage			(20) Average					`	(20)   Badly Worn				
(308) □ Spli				(40)	<u></u>	ood			(30)  Above Average					(3	(30)   Average				
(309) 🗆 2 1/2						ery Good			(40)	☐ High (40)									
(304) 🗆 One				(60	) 🗆 Ex	cellent											Very Good		
(305) □ Two	Story D	uplex								·				(6	0) 🗆	Excelle	ent	,	
Assessor's						):													
Assessor Co	mments	and R	eason for A	djus	stment:														
JTWD																			
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Comments f	rom						(	omm	nents:										
0003213																			
						· · ·													
																(Contin	nue on	back)	

### NEBRASKA

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

**FORM** 

Good Life. Great Service.

521

DEPARTMENT OF REVE	The second secon		nent and identity the applicable iten							
1 County Name		d unless this statemen	t is signed and items 1-25 are accur							
1 County Name	2 County Number   WEBSTER - 91	<b>V</b>	3 Date of Sale/Transfer  Mo. 03 Day 27 Yr. 2023  4 Date of Deed  Mo. 03 Day 24 Yr. 2023							
5 Grantor's Name A	ddress, and Telephone (Please Print)	22	Mo. Day Or Yr. Mo. Day Or Yr. Day							
Grantor's Name (Selle										
David A. Klein	(25)		Grantee's Name (Buyer) David H. Berens & Laura J. H	largis						
Street or Other Mailing 1789 Rd 1800		7 0 1	Street or Other Mailing Address 680 W Oak Ridge Rd							
Blue Hill	State NE	Zip Code 68930	Hastings Hastings	State NE	Zip Code 68901					
Phone Number (402) 469-2393	3			e a 501(c)(3) organization grantee a 509(a) founda						
Email Address			Email Address							
7 Property Classific	ation Number. Check one box in categ	nories A and B. Check C if	rocchoc_ku@yahoo.com							
(A) Status	ation Number. Check one box in categ	And and an artist of the second of the secon	Property Type		(C)					
✓ Improved	Single Family	dustrial [	Mineral Interests-Nonproducing	State Assessed	Mobile Home					
Unimproved	Multi-Family A	gricultural	Mineral Interests-Producing	Exempt						
☐ IOLL	Commercial R	ecreational	- Committee and Assessment Services and Assessment Services							
8 Type of Deed [	Conservator	Distribution Lar	nd Contract/Memo Partition	Sheriff O	ther					
Bill of Sale [	Corrective  Death Certificate – Transfer on Death	Easement Lea		Trust/Trustee Warranty						
9 Was transfer par		Distribution Forecle			fer on Death					
kind exchange (I Exchange) by buye	.R.C. § 1031	Easement Gift	Life Estate Sale	_	ee to Beneficiary					
	Seller No Court Decree	= =			r (Explain)					
processor of the same of the s	nsferred in full? (If No, explain the division		12 Was real estate purchase							
✓ Yes	No		Yes No							
			tives? (If Yes, check the appropriate box.)	<u> </u>						
∐ Yes 🔽		=	artnership, or LLC Self	Other_						
	Brothers and Sisters	Grandparents a								
44 14#	Ex-spouse	Parents and Ch		2 D DAY						
	market value of the real property?		15 Was the mortgage assumed? (If Yes, si	tate the amount and inte	erest rate.)					
\$32,460	ce divide a current parcel of land?		Yes V No \$  17 Was transfer through a real estate ager	at or a title company? (If	Vos. include the name					
Yes V	2		of the agent or title company contact.)	Yes	No					
18 Address of Property	710000		19 Name and Address of Person to Whom	the Tax Statement Short						
510 S William	ms St		Grantee							
WELL-WI	28-m2									
18a No address as	ssigned 18b Vacant land									
	Attach additional pages, if needed.)									
Lots 8-12 Blo	ock 3 Moreys Addition C	City of Blue Hill, \	Nebster County, Nebrask	a except a tra	ct of land					
21 If agricultural, list to	tal number of acres transferred in this tra	nsaction	<del></del>							
22 Total purchase p	rice, including any liabilities assume	ed		22 \$	20,000.00					
	perty included in the purchase?			\$	20,000.00					
Yes V	lo (If Yes, enter dollar amount and at	tach itemized list.) (see i	nstructions)	23						
24 Adjusted purchas	se price paid for real estate (line 22	minus line 23)		24 \$	20,000,00					
25 If this transfer is	exempt from the documentary stam	in tax list the everntion	number	(A						
			at and that it is, to the best of my knowledg	e and belief, true, comp	olete, and					
correct,	and that I am duly authorized to sign this									
	d A. Klein  Type Name of Grantee or Authorized Re	precentative			(402) 469-2393 Phone Number					
sign Print or	Type Name of Grantee of Authorized Re	presentative	Owner		3 a- 37					
	re of Grantee or Authorized Representati	ive .	Fitle OWNER		0.27.23 Date					
here ' Signatu										
		ister of Deed's Use On	•		For Dept. Use Only					
26 Date Deed Recorder	d 27 Value of Stamp or \$ 1500	Exempt Number	28 Recording Data BK 2023 Pa 530							
Mo Day	1 Yr. 00 3 45.00		BK 2023, 1/2 530							
Nebraska Department of Re	102/11/201				Stat. §§ 76-214, 77-1327(2)					

State of Nebraska 🤇 County of Webster J

Entered on the numerical index and filed for record in the Clerk's office of said county this <a>a</a> day of March A.D., 20 23, at 2:26 o'clock__DM_Recorded in Book_2023 County Clerk 10.00 (D) Deputy Carded _Assessor_



### JOINT TENANCY WARRANTY DEED

DAVID A. KLEIN, a single person, herein called Grantor, in consideration of one dollar and other valuable consideration, received from Grantees, DAVID H. BERENS & LAURA J. HARGIS, father & daughter, convey to Grantees, as joint tenants with rights of survivorship and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

LOTS EIGHT (8), NINE (9), TEN (10), ELEVEN (11), AND TWELVE (12) BLOCK THREE (3) MOREY'S ADDITION TO THE CITY OF BLUE HILL, WEBSTER COUNTY, NEBRASKA EXCEPT A TRACT OF LAND BEGINNING AT A POINT 40 FEET SOUTH OF THE SOUTHEAST CORNER OF LOT 12, BLOCK 3, MOREY'ADDITION TO THE CITY OF BLUE HILL; THENCE WEST TO THE CB & Q RAILROAD RIGHT-OF-WAY; THENCE NORTHERLY TO THE SOUTHWEST CORNER OF SAID LOT 8, IN BLOCK 3, MOREY'S ADDITION; THENCE EAST TO THE SOUTHEAST CORNER OF SAID LOT 12, IN BLOCK 3, OF MOREY'S ADDITION; THENCE SOUTH TO THE POINT OF BEGINNING

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: March 24 STATE OF NEBRASKA ) ss. COUNTY OF ADAMS

The foregoing instrument was acknowledged before me on this 24th day of March, 2023, by DAVID H. BERENS & LAURA J. HARGIS, father & daughter.

**GENERAL NOTARY-State of Nebraska** AHMED ELMAGHRABY My Comm. Exp. August 17, 2026

All med elmaghsake
Notary Public
My commission expires: August 17,2-26

Cnty No.	Bo	ok	Page		S	ale Date			School District Code									
91	20	23	547	3/29/2023		Base: 9	1-0	O002 Affiliated: Unified:										
Location	ID	Sale	Number	Useability & Code #			Parcel N					Number						
0019162	200		79		1		GeoCde	Twi	Rng	Sec	ct Q	rt	Subdiv	Are	a Blk	P	arcel	
	D	ate of S	ale Assessed	l Val	ue	<del></del>	4371	2	11	3:	5 3	3	00000		000	00	000	
Land		Imp	rovements			Total		-	Date of Sale Property Classification Code						1 Code	'		
41	,960		73,40	5		115,365	Status	P	roperty Type Zoning				Locatio	on City Size Parcel Siz			el Size	
Assessor Lo	cation:	RED	CLOUD (1	RC)		·	A) <b>1</b>	B)	01		C) 5	5	D) 2	E)	0	F)	5	
						Residential					· ·		Comme	rcial		<u> </u>	- 11111	
-	Mul	tiple Im	provements:	Multi	iple. Imp	rovements.:			Multiple.	Impre	ovement	s. :		-				
		Constr	uction Date:	Cons	truction	Date: 18:	95		Construc	tion D	ate:				_			
			Floor:	Floor	Sq. Ft.	1,4	04		Floor Sq.	Ft. :								
		Buildin	g Cost New:	Cost	:	144,0	35		Cost:									
Single Family	Style:	101		Resi	dential	Condition: 30	)		Comme	rcial	Occup	anc	y Code:		·*····			
(100) □ Mo	bile Hon	ne .		(10)		Worn Out			Primary			Otl	herl:		Other2:	•	,	
(101) 🗷 One	Story			(20)		Badly Worn			Comme	rcial	Const	rucí	ion Class	:	,			
(102) 🗆 Two	Story			(30) 🗷 Average					(1) ☐ Fireproof Structural Steel Frame									
(103) □ Spli	t Level			(40) □ Good					(2) Reinforced Concrete Frame									
(104) 🗆 11/	2 Story			(50) U Very Good					(3)   Masonry Bearing Walls									
(111) □ Bi-I	Level			(60)   Excellent					(4) Uood or Steel Framed Ext. Walls									
(106) □ Oth	er								(5)									
Townhouse or	Duplex	Style:		Residential Quality: 30					(6) Dele Frame									
(301) 🗆 One	Story			(10)					Cost Rank:					Condition:				
(302) 🗆 Two	Story			(20)		Fair			(10) 🗆 Low					(10) 🗆 Worn Out				
(307) 🗆 1 1/2	2 Story			(30)	*	Average			(20)   Average					(20) 🗆 Badly Worn				
(308) □ Spli	t Level			(40) □ Good				(30) Above Average (						30) 🗆 Average				
(309) 🗆 2 1/2	2 Story			(50)		Very Good			(40) □ High (					(40)	40) 🗆 Good			
(304) 🗆 One	Story D	uplex		(60)		Excellent								(50)	□ Very	Good		
(305) 🗆 Two	Story E	Duplex	<u> </u>								···			(60)	□ Excel	ent		
Assessor's						-):												
Assessor Co	mment	s and R	eason for A	djust	tment:													
WD																		
Comments f	nom							'anan	- amtas									
Comments from Comments:																		
	-		-										. n					
																·		
															(Cont	nue on	back)	

**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. DEPARTMENT OF REVENUE

521

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/Tra	ansfer 4 Date of Deed
	ay 29 Yr. 2023 Mo. 03 Day 29 Yr. 2023
5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name (Grantor's Name (Seller) Grantee's Name (	e, Address, and Telephone (Please Print)
Donald A. Mullen and Tami L. Mullen Erasmo Riv	ero and Mayra Alonso Zamora
Street or Other Mailing Address 541 N. Walnut St.  Street or Other M 1136 Highw	ailing Address ay 136
City State Zip Code City Red Cloud NE 68970 Red Cloud	State Zip Code NE 68970
Phone Number 719 -600 - 85-45 Phone Number (308) 930-9	Is the grantee a 501(c)(3) organization? Yes VN
Email Address Mullen at 0713 @ B mail, com N.A.	If Yes, is the grantee a 509(a) foundation? Yes VN
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	
Unimproved Multi-Family Agricultural Mineral Interests	-Producing Exempt
IOLL   Commercial Recreational	
8 Type of Deed Conservator Distribution Land Contract/Memo Bill of Sale Corrective Easement Lease	Partition Sheriff Other
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lease ☐ Cemetery ☐ Death Certificate – Transfer on Death ☐ Executor ☐ Mineral	Personal Rep. ☐ Trust/Trustee ☐ Quit Claim
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Foreclosure Distribution	ble Trust Revocable Trust Transfer on Death
kind exchange (I.R.C. § 1031   Auction   Easement   Gift   Life Esta	
☐ Buyer ☐ Seller ☑ No ☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition	
11 Was ownership transferred in full? (If No, explain the division.)	Vas real estate purchased for same use? (If No, state the intended use
✓ Yes No	√ Yes
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check  Yes VNo Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC	
☐ Southers and Sisters ☐ Grandparents and Grandchild	Spouse Other
Ex-spouse Parents and Child	Step-parent and Step-child
	age assumed? (If Yes, state the amount and interest rate.)
\$165,000	☑ No \$ %
16 Does this conveyance divide a current parcel of land?  17 Was transfer the of the agent or	rough a real estate agent or a title company? (If Yes, include the name title company contact.) Yes Adams Land Title Co. No
	ress of Person to Whom the Tax Statement Should be Sent
1136 Highway 136	
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	
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)	
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	ne 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
Print or Type Name of Graptige or Authorized Representative	Phone Number
sign James Ly Che	osing Dept. Manager 03-29-2023
here Signature of Grantee or Authorized Representative Title	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	0 5117
MO. 3 Day 30 Yr. 23 \$ 371.25 BK 20	a3 K 341
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)

#### Exhibit "A"

County Surveyor's Lot Fourteen (14) in the Southwest Quarter (SW½) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing 380 feet west of the Southwest corner of Case & McNeny's Addition to Red Cloud, Nebraska, running thence west 190 feet; thence south 760 feet to the center of the town line between Township 1 & 2, Range 11 West; thence east 190 feet; thence North 760 feet to the Place of Beginning.

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY **STAMP TAX** 

Date: 03/30/23

\$ 371.25 By AS Bk 2023, Pg 547

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 March A.D., 2023, at 12:49 o'clock PM. Recorded in Book 2023 on Pages 547-548

Albery Long

County Clerk

Fee: \$16.00 By: AS Deputy Electronically Recorded

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

### Warranty Deed

The Grantors, DONALD A. MULLEN AND TAMI L. MULLEN, HUSBAND AND WIFE in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to ERASMO RIVERO AND MAYRA ALONSO ZAMORA, HUSBAND AND WIFE, as joint tenants not as tenants in common, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

County Surveyor's Lot Fourteen (14) in the Southwest Quarter (SW'/4) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing 380 feet west of the Southwest corner of Case & McNeny's Addition to Red Cloud, Nebraska, running thence west 190 feet; thence south 760 feet to the center of the town line between Township 1 & 2, Range 11 West; thence east 190 feet; thence North 760 feet to the Place of Beginning.

#### GRANTORS covenant with GRANTEES that GRANTORS:

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

Executed <u>3-29-2023</u> .	Don a Mullen
	Donald A. Mullen
	Tami L. Mullen
	Tami L. Mullen
STATE OF NEBRASKA	
COUNTY OF WEBSTER	
On this 29 th day of March and Tami L. Mullen.	, 20_23, before me personally appeared Donald A. Mullen
GENERAL WOTARY SRATE OF WEDTSCHAM DUSTY S. MCKENNA MY COMM. Exp. August 8, 2023	Notary Public-Dusty S. Mchenna

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