

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | | |
|---|-----------------------------|---------------------|-----------|--|---|--------|----------|---|---|------|---------|--------|
| Cntry No. | Book | Page | Sale Date | School District Code | | | | Unified: | | | | |
| 91 | 2024 | 1733 | 9/7/2024 | Base: 91-0002 | | | | Affiliated: | | | | |
| Location ID | Sale Number | Useability & Code # | | Parcel Number | | | | | | | | |
| 000133000 | 163 | 4 | 05 | Geocde | Twn | Range | Sec | Qtr | Subdiv | Area | Bk | Parcel |
| | Date of Sale Assessed Value | 4371 | | | | 00 | 0 | 10020 | | 020 | 0000 | |
| Land | Improvements | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 2,735 | 128,035 | 130,770 | | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| Assessor Location: RED CLOUD (RC) | | | | A) 1 | B) 01 | C) 1 | D) 1 | E) 6 | F) 2 | | | |
| Residential | | | | Commercial | | | | | | | | |
| Multiple Improvements: | | | | Multiple Improvements: | | | | | | | | |
| Construction Date: 1982 | | | | Construction Date: | | | | | | | | |
| Floor: 2,441 | | | | Floor Sq. Ft.: | | | | | | | | |
| Building Cost New: 261,570 | | | | Cost: | | | | | | | | |
| Single Family Style: 1 01 | | | | Residential Condition: 30 | | | | Commercial Occupancy Code: | | | | |
| (100) <input type="checkbox"/> Mobile Home | | | | (10) <input type="checkbox"/> Wom Out | Primary: | | | Other1: | | | Other2: | |
| (101) <input checked="" type="checkbox"/> One Story | | | | (20) <input type="checkbox"/> Badly Wom | Commercial Construction Class: | | | | | | | |
| (102) <input type="checkbox"/> Two Story | | | | (30) <input checked="" type="checkbox"/> Average | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | | | | | |
| (103) <input type="checkbox"/> Split Level | | | | (40) <input type="checkbox"/> Good | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | | | | | |
| (104) <input type="checkbox"/> 1 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | (3) <input type="checkbox"/> Masonry Bearing Walls | | | | | | | |
| (111) <input type="checkbox"/> Bi-Level | | | | (60) <input type="checkbox"/> Excellent | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | | | | | |
| (106) <input type="checkbox"/> Other | | | | | (5) <input type="checkbox"/> Metal Frame and Walls | | | | | | | |
| Townhouse or Duplex Style: | | | | Residential Quality: 30 | | | | (6) <input type="checkbox"/> Pole Frame | | | | |
| (301) <input type="checkbox"/> One Story | | | | (10) <input type="checkbox"/> Low | Cost Rank: | | | | Condition: | | | |
| (302) <input type="checkbox"/> Two Story | | | | (20) <input type="checkbox"/> Fair | (10) <input type="checkbox"/> Low | | | | (10) <input type="checkbox"/> Wom Out | | | |
| (307) <input type="checkbox"/> 1 1/2 Story | | | | (30) <input checked="" type="checkbox"/> Average | (20) <input type="checkbox"/> Average | | | | (20) <input type="checkbox"/> Badly Wom | | | |
| (308) <input type="checkbox"/> Split Level | | | | (40) <input type="checkbox"/> Good | (30) <input type="checkbox"/> Above Average | | | | (30) <input type="checkbox"/> Average | | | |
| (309) <input type="checkbox"/> 2 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | (40) <input type="checkbox"/> High | | | | (40) <input type="checkbox"/> Good | | | |
| (304) <input type="checkbox"/> One Story Duplex | | | | (60) <input type="checkbox"/> Excellent | (50) <input type="checkbox"/> Very Good | | | | (50) <input type="checkbox"/> Very Good | | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | | | (60) <input type="checkbox"/> Excellent | | | | (60) <input type="checkbox"/> Excellent | | | |

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

Assessor Comments and Reason for Adjustment:

WD, TRANSFER BETWEEN BROTHER & SISTER

Comments from
000133000

Comments:

(Continue on back)

34530

Real Estate Transfer Statement

163

FORM
521

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

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

| | | | |
|--|---|--|--|
| 1 County Name Webster - 91 | 2 County Number | 3 Date of Sale/Transfer Mo. <u>09</u> Day <u>07</u> Yr. <u>2024</u> | 4 Date of Deed Mo. <u>09</u> Day <u>07</u> Yr. <u>2024</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kiley and Lee Edward Schumacher Street or Other Mailing Address 1600 Van Dorn Street City Lincoln State NE Zip Code 68502 | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Crystal Shockley and Gregory Arneson Street or Other Mailing Address 141 West 10th Avenue City Red Cloud State NE Zip Code 68970 | |
| Phone Number (402) 450-7338 | Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Email Address N/A | Email Address N/A | | |

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

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

8 Type of Deed

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?

| | | | | | | | | | |
|---------------------------------------|--|--|------------------------------------|-----------------------------------|---|--|---|--|--|
| <input type="checkbox"/> Buyer | <input checked="" type="checkbox"/> Seller | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Auction | <input type="checkbox"/> Easement | <input type="checkbox"/> Gift | <input type="checkbox"/> Foreclosure | <input type="checkbox"/> Irrevocable Trust | <input type="checkbox"/> Revocable Trust | <input type="checkbox"/> Transfer on Death |
| <input type="checkbox"/> Court Decree | <input type="checkbox"/> Exchange | <input type="checkbox"/> Grantor Trust | <input type="checkbox"/> Partition | <input type="checkbox"/> Sale | <input type="checkbox"/> Satisfaction of Contract | <input type="checkbox"/> Other (Explain) _____ | <input type="checkbox"/> Trustee to Beneficiary | | |

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

| | | |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No <u>1/3 interest</u> | 12 Was real estate purchased for same user? (If No, state the intended use.) <input type="checkbox"/> Yes <input type="checkbox"/> No |
|------------------------------|--|--|

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

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

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

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

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

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

18 Address of Property
**141 West 10th Ave
Red Cloud, NE 68970**

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

18a No address assigned **18b** Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots 20, 21, 22, 23 and 24, Block 20, Smith and Moore's Addition to the City of Red Cloud, Webster County, Nebraska

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

| | | | |
|---|----|----|------------------|
| 22 Total purchase price, including any liabilities assumed..... | 22 | \$ | 30,000.00 |
| 23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)..... | 23 | \$ | 0.00 |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23)..... | 24 | \$ | 30,000.00 |

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

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions.)
 Yes No

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
David B. Garwood
Print or Type Name of Grantor or Authorized Representative
David B. Garwood
Signature of Grantor or Authorized Representative
Attorney
Title
Date **9-12-24**

28 Date Deed Recorded
Mo. 9 Day 13 Yr. 24

29 Value of Stamp or Exempt Number
\$ 67.50

30 Recording Data
BY 2024 Pg 1733

Register of Deed's Use Only
For Dept Use Only

Nebraska Department of Revenue
Form No. 96-269-2008 7-2024 Rev. Supercedes 96-269-2008 10-2020
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 13 day
of Sept A.D., 2024, at 10:35
o'clock A.M. Recorded in Book 2024
on Page 1733
Abby Heig County Clerk
1000 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-13-24
\$ 67.50 BY KE

WARRANTY DEED

Kiley Schumacker and Lee Edward Schumacher, wife and husband, GRANTORS, in consideration of THIRTY THOUSAND AND NO/100 DOLLARS (\$30,000.00) receipt of which is hereby acknowledged, convey to Crystal Shockley and Gregory Arneson, as tenants in common, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-third (1/3) interest in Lots Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four, Block Twenty (20), Smith and Moore's Addition to the City of Red Cloud, Webster County, Nebraska.

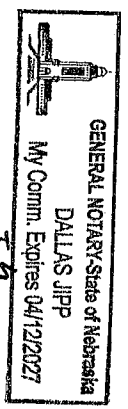
GRANTOR covenants (jointly and severally, if more than one) with the GRANTEEES that GRANTOR: (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record; (2) has legal power and lawful authority to convey the same;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

Executed September 7, 2024.

Lee E. Schumacker
Lee Edward Schumacher

Kiley Schumacker
Kiley Schumacker

STATE OF NEBRASKA, COUNTY OF LANCASTER) ss.



The foregoing instrument was acknowledged before me on September 7, 2024, by Kiley Schumacker and Lee Edward Schumacher.

Comm. expires 4-12-27
Dallas Jipp
Notary Public

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | | |
|---|--|---------------------|---|---|---------------|---------|-------------|----------------------------|-------------|------|-----|--------|
| Cntry No. | Book | Page | Sale Date | School District Code | | | Unified: | | | | | |
| 91 | 2024 | 1736 | 9/13/2024 | Base: 91-0002 | | | Affiliated: | | | | | |
| Location ID | Sale Number | Useability & Code # | | Parcel Number | | | | | | | | |
| 000128400 | 164 | 4 | 05 | GeoCode | Twn | Rng | Sec | Qtr | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | 4371 | | 00 | | 0 | | 10020 | | 014 | | 0000 |
| Land | Improvements | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 2,035 | 10,505 | 12,540 | | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| Assessor Location: RED CLOUD (RC) | | | | A) 1 | B) 01 | C) 1 | D) 1 | E) 6 | F) 2 | | | |
| Residential | | | | Commercial | | | | | | | | |
| Multiple Improvements: | | | | Multiple Improvements: | | | | | | | | |
| Construction Date: | | | | Construction Date: | | | | | | | | |
| Floor: | | | | Floor Sq. Ft.: | | | | | | | | |
| Building Cost New: | | | | Cost: | | | | | | | | |
| Single Family Style: | | | | Residential Condition: | | | | Commercial Occupancy Code: | | | | |
| (100) <input type="checkbox"/> Mobile Home | (10) <input type="checkbox"/> Worn Out | | | Primary: | | Other1: | | Other2: | | | | |
| (101) <input type="checkbox"/> One Story | (20) <input type="checkbox"/> Badly Worn | | | Commercial Construction Class: | | | | | | | | |
| (102) <input type="checkbox"/> Two Story | (30) <input type="checkbox"/> Average | | | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | | | | | | |
| (103) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | | | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | | | | | | |
| (104) <input type="checkbox"/> 1 1/2 Story | (50) <input type="checkbox"/> Very Good | | | (3) <input type="checkbox"/> Masonry Bearing Walls | | | | | | | | |
| (111) <input type="checkbox"/> Bi-Level | (60) <input type="checkbox"/> Excellent | | | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | | | | | | |
| (106) <input type="checkbox"/> Other | | | | (5) <input type="checkbox"/> Metal Frame and Walls | | | | | | | | |
| Townhouse or Duplex Style: | | | | Residential Quality: | | | | | | | | |
| (301) <input type="checkbox"/> One Story | (10) <input type="checkbox"/> Low | | | Cost Rank: | | | | | | | | |
| (302) <input type="checkbox"/> Two Story | (20) <input type="checkbox"/> Fair | | | Condition: | | | | | | | | |
| (307) <input type="checkbox"/> 1 1/2 Story | (30) <input type="checkbox"/> Average | | | (10) <input type="checkbox"/> Low | | | | | | | | |
| (308) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | | | (20) <input type="checkbox"/> Average | | | | | | | | |
| (309) <input type="checkbox"/> 2 1/2 Story | (50) <input type="checkbox"/> Very Good | | | (30) <input type="checkbox"/> Above Average | | | | | | | | |
| (304) <input type="checkbox"/> One Story Duplex | (60) <input type="checkbox"/> Excellent | | | (40) <input type="checkbox"/> High | | | | | | | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | | (50) <input type="checkbox"/> Very Good | | | | | | | | |
| | | | (60) <input type="checkbox"/> Excellent | | | | | | | | | |

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

Assessor Comments and Reason for Adjustment:

JTWD; TRANSFER BETWEEN BROTHER & SISTER

Comments from
000128400 002605806

Comments:

(Continue on back)

Real Estate Transfer Statement

164

FORM 521

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

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

| | | | |
|--|--------------------|---|--|
| 1 County Name Webster - 91 | 2 County Number | 3 Date of Sale/Transfer Mo. <u>09</u> Day <u>13</u> Yr. <u>2024</u> | 4 Date of Deed Mo. <u>09</u> Day <u>13</u> Yr. <u>2024</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Darren Lorence Street or Other Mailing Address 60 N Chestnut | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Dwayne Lorence and Sheila Lorence Street or Other Mailing Address 26051 Hwy 36 | |
| City Red Cloud | State NE | Zip Code 68970 | City Lebanon |
| Phone Number (402) 257-7495 | | Phone Number (785) 282-0431 | State KS |
| Email Address n/a | | Email Address n/a | Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

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

| (A) Status | (B) Property Type | (C) |
|--|--|---|
| <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL | <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational | <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input checked="" type="checkbox"/> Mobile Home |
| 8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death | <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty | <input type="checkbox"/> Other <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Other |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Seller <input type="checkbox"/> No | 10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input checked="" type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____ | <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary |
| 11 Was ownership transferred in full? (if No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | 12 Was real estate purchased for same use? (if No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Aunt or Uncle <input checked="" type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other _____ | |
| 14 What is the current market value of the real property? 9,380.00 | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % | |
| 16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| 18 Address of Property 925 N Elm St Red Cloud, NE 69870 | 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee | |
| 20 Legal Description (Attach additional pages, if needed.) Lots Five (5), Six (6), Seven (7), and Eight (8), Block Fourteen (14), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska. | | |

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

22 Total purchase price, including any liabilities assumed. **22** \$ **0,100**

23 Was non-real property included in the purchase?
 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) ... **23** \$ **0,100**

24 Adjusted purchase price paid for real estate (line 22 minus line 23) **24** \$ **0,100**

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

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

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

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

Kory McCracken
 Print or Type Name of Grantor or Authorized Representative

Attorney
 Title

sign here
 Signature of Grantor or Authorized Representative

(402) 746-3613
 Phone Number
 9/13/2024
 Date

28 Date Deed Recorded
 Mo. 9 Day 13 Yr. 24

29 Value of Stamp or Exempt Number
 \$ 22.50

30 Recording Data
BR2024, Pg 1736

Register of Deed's Use Only

For Dept Use Only

Nebraska Department of Revenue
 Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020
 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of Sept A.D., 24, at 12:53 o'clock PM. Recorded in Book 2024 on Page 1734
Abbey Thurg County Clerk
ID: 20 As Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 22.50 By AD
\$ 22.50

JOINT TENANCY WARRANTY DEED

Darren L. Lorence, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Dwayne Lorence and Sheila M. Lorence, husband and wife, as joint tenants, GRANTEE, the following described real estate (as defined in Neb. Stat. 76-201):

Lots Five (5), Six (6), Seven (7) and Eight (8), Block Fourteen (14), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska.

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

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

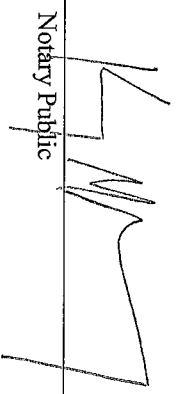
Executed September 13, 2024.


Darren L. Lorence

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 13, 2024, by Darren L. Lorence, a single person.

GENERAL NOTARY - State of Nebraska
KORY MCCracken
My Comm. Exp. August 27, 2026
Comm. expires


Notary Public

Residential & Commercial Sales Worksheet

| | | | | | |
|---|-----------------------------|--------------------|---|----------------------|-------------|
| City No. | Book | Page | Sale Date | School District Code | Unified: |
| 91 | 2024 | 1737 | 9/13/2024 | Base: 91-0074 | Affiliated: |
| Location ID | Sale Number | Usability & Code # | Parcel Number | | |
| 000330500 | 165 | 1 | GeoCode | Twn | Rng |
| | Date of Sale Assessed Value | | 4133 | | |
| | | | | Secd | Qrt |
| | | | | 00 | 0 |
| | | | | Subdiv | Area |
| | | | | 20045 | 000 |
| | | | | Bk | Parcel |
| | | | | 000 | 0000 |
| Land | Improvements | Total | Date of Sale Property Classification Code | | |
| 2,495 | 157,510 | 160,005 | Status | Property Type | Zoning |
| | | | A) 1 | B) 01 | C) 1 |
| Assessor Location: BLUE HILL (BH) | | | | D) 1 | E) 6 |
| | | | | F) 1 | |
| Multiple Improvements: | | | Residential | | |
| Multiple Improvements: | | | Commercial | | |
| Construction Date: | | | Multiple Improvements: | | |
| Floor: | | | Construction Date: | | |
| Building Cost New: | | | Floor Sq. Ft.: | | |
| Single Family Style: 104 | | | Cost: | | |
| Residential Condition: 35 | | | Commercial Occupancy Code: | | |
| (100) <input type="checkbox"/> Mobile Home | | | Primary: | | |
| (101) <input type="checkbox"/> One Story | | | Other1: | | |
| (102) <input type="checkbox"/> Two Story | | | Other2: | | |
| (103) <input type="checkbox"/> Split Level | | | Commercial Construction Class: | | |
| (104) <input checked="" type="checkbox"/> 1 1/2 Story | | | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | |
| (111) <input type="checkbox"/> Bi-Level | | | (2) <input type="checkbox"/> Reinforced Concrete Frame | | |
| (106) <input type="checkbox"/> Other | | | (3) <input type="checkbox"/> Masonry Bearing Walls | | |
| Townhouse or Duplex Style: | | | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | |
| Residential Quality: 30 | | | (5) <input type="checkbox"/> Metal Frame and Walls | | |
| (301) <input type="checkbox"/> One Story | | | (6) <input type="checkbox"/> Pole Frame | | |
| (302) <input type="checkbox"/> Two Story | | | Cost Rank: | | |
| (307) <input type="checkbox"/> 1 1/2 Story | | | (10) <input type="checkbox"/> Low | | |
| (308) <input type="checkbox"/> Split Level | | | (10) <input type="checkbox"/> Fair | | |
| (309) <input type="checkbox"/> 2 1/2 Story | | | (20) <input type="checkbox"/> Average | | |
| (304) <input type="checkbox"/> One Story Duplex | | | (30) <input checked="" type="checkbox"/> Average | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | (40) <input type="checkbox"/> Good | | |
| (60) <input type="checkbox"/> Excellent | | | (40) <input type="checkbox"/> High | | |
| (50) <input type="checkbox"/> Very Good | | | (50) <input type="checkbox"/> Very Good | | |
| (60) <input type="checkbox"/> Excellent | | | (60) <input type="checkbox"/> Excellent | | |
| Assessor's Adjustment to Sale Price (+ or -): | | | | | |
| Assessor Comments and Reason for Adjustment: | | | | | |
| WD | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| Comments from | | | Comments: | | |
| 000330500 | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| (Continue on back) | | | | | |

988D

Real Estate Transfer Statement

165

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

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

| | | | |
|---|-----------------|---|---|
| 1 County Name Webster - 91 | 2 County Number | 3 Date of Sale/Transfer Mo. <u>09</u> Day <u>13</u> Yr. <u>2024</u> | 4 Date of Deed Mo. <u>09</u> Day <u>11</u> Yr. <u>2024</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jamie Reiman and Christine Reiman Street or Other Mailing Address 1109 W. Seward St. City Blue Hill State NE Zip Code 68930 Phone Number (402) 984-4820 | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jonathan Pinzou and Rosanna L. Sheltrown Street or Other Mailing Address 202 W. Saline St. City Blue Hill State NE Zip Code 68930 Phone Number (402) 469-4264 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N.A. If Yes, is the grantee a 509(e) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |

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

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

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
 Buyer Seller No
 Auction Easement Gift Life Estate Sale
 Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) _____

10 Type of Transfer
 Distribution
 Foreclosure
 Irrevocable Trust
 Revocable Trust
 Trust/Trustee
 Will

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

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

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

14 What is the current market value of the real property?
145,000.00

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

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

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

18 Address of Property
202 W. Saline St.
Blue Hill, NE 68930

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

20 Legal Description (Attach additional pages, if needed)
 Lots One (1) and Two (2), Block "A", in C.B. Nelson's Subdivision to the village of Blue Hill, Webster County, Nebraska, EXCEPT the East 31 feet of said Lot One (1), according to the recorded plat thereof.

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

22 Total purchase price, including any liabilities assumed. **22 \$ 145,000.00**

23 Was non-real property included in the purchase?
 Yes No (If Yes, enter dollar amount and attach itemized list.) (See instructions) **23 \$ 1**

24 Adjusted purchase price paid for real estate (line 22 minus line 23) **24 \$ 145,000.00**

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

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

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

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

sign here **Danielle L. Kelley** (402) 463-4198
 Print or Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative
 Title **Closing Department Manager** Phone Number
 Date **9/13/2024**

Register of Deed's Use Only

28 Date Deed Recorded
 Mo. 9 Day 13 Yr. 24

29 Value of Stamp or Exempt Number
 \$ 326.25

30 Recording Data
BR202416 1737

For Dept Use Only

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 09/13/24
\$ 326.25 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 13 day of September A.D., 2024, at 02:47 o'clock PM. Recorded in Book 2024 on Page 1737

Antonia Davis County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

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

Warranty Deed

The Grantors, **JAMIE REIMAN AND CHRISTINE REIMAN, HUSBAND AND WIFE**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **JONATHAN PINZON AND ROSANNA L. SHELTTROWN, 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):

Lots One (1) and Two (2), Block "A", in C.B. Nelson's Subdivision to the village of Blue Hill, Webster County, Nebraska, EXCEPT the East 31 feet of said Lot One (1), according to the recorded plat thereof.

GRANTORS covenant with GRANTEEES 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.

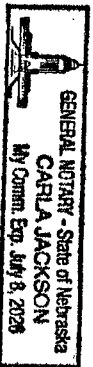
Executed 9-11-24

Jamie Reiman
Jamie Reiman

Christine L. Reiman
Christine Reiman

STATE OF NEBRASKA }
COUNTY OF AWAUS } ss

On this 11th day of September, 2024, before me personally appeared **Jamie Reiman** and **Christine Reiman**.



Carla Jackson
Notary Public - Carla Jackson

Agricultural Land Sales Worksheet

| City No. | Book | Page | Sale Date | School District Code | | Unified: | | | | | |
|-------------------|------------------|---------------------|---|----------------------|--------|-------------|-----------|-------------|------|-----|--------|
| 91 | 2024 | 1764 | 9/16/2024 | Base: 91-0074 | | Affiliated: | | | | | |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | | | | | | | |
| 001606900 | 166 | 4 05 | GeoCde | Twn | Rng | Sec | Qt | Subdv | Area | Bk | Parcel |
| | | | 4243 | 3 | 10 | 18 | 4 | 00000 | 1 | 000 | 0000 |
| Land | Improvements | Total | Date of Sale Property Classification Code | | | | | | | | |
| 1,711,910 | 236,120 | 1,948,030 | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| | Irrigation Type: | | A) 1 | B) 05 | C) 5 | D) 3 | E) 0 | F) 5 | | | |
| LCG ACRES: VALUE: | | | LCG ACRES: VALUE: | | | | | | | | |
| IRRIGATED | 1A1 | | GRASSLAND | | | 1G1 | 251.410 | 389,690 | | | |
| | 1A | | | | | 1G | 68.220 | 104,600 | | | |
| | 2A1 | | | | | 2G1 | 110.960 | 144,590 | | | |
| | 2A | | | | | 2G | | | | | |
| | 3A1 | | | | | 3G1 | | | | | |
| | 3A | | | | | 3G | 0.040 | 20 | | | |
| | 4A1 | | | | | 4G1 | 6.200 | 8,060 | | | |
| | 4A | | | | | 4G | 7.690 | 3,845 | | | |
| DRYLAND | 1D1 | | Shelherbel/Timber | | | | | | | | |
| | 1D | 133.580 | Accection | | | | | 367,350 | | | |
| | 2D1 | 39.040 | Waste | | | | | 107,365 | | | |
| | 2D | 123.800 | Other | | | | | 340,460 | | | |
| | 3D1 | 8.840 | AG LAND TOTAL | | | | 813.770 | 1,661,640 | | | |
| | 3D | | Roads | | | | 14.850 | | | | |
| | 4D1 | | Farm Sites | | | | 2.000 | 25,270 | | | |
| | 4D | 61.930 | Home Sites | | | | 1.000 | 25,000 | | | |
| | | | Recreation | | | | | | | | |
| | Dwellings | | Other | | | | 177,240 | | | | |
| | Outbuildngs | | Non-AG TOTAL | | | | 17.850 | 50,270 | | | |

Assessor's Adjustment to Sale Price (+ or -): Total Recapture Value:

Assessor Comments and Reason for Adjustment:

WD; TRANSFER PROPERTY INTO FAMILY TRUST

Comments from Comments:

001606900 002653800 001610500 001613400 001613600 001606800 001607000
00160710

(Continue on back)

657630 46000 65625
65815 6563 65640
65990 65625

166

NEBRASKA

Real Estate Transfer Statement

FORM 521

Good Life, Great Service.
DEPARTMENT OF REVENUE

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

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

| | | | |
|--|---|--|---|
| 1 County Name Webster - 91 | 2 County Number | 3 Date of Sale/Transfer Mo. <u>09</u> Day <u>16</u> Yr. <u>2024</u> | 4 Date of Deed Mo. <u>09</u> Day <u>16</u> Yr. <u>2024</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Paul A and Amber Stoner Street or Other Mailing Address 1372 Road R City Red Cloud | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Paul A and Amber Stoner, Trustees, Paul & Amber Stoner Rvoc Trust Street or Other Mailing Address 1372 Road R City Red Cloud | Phone Number (402) 460-1731 | Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(e) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| State NE | Zip Code 68970 | City Red Cloud | State NE |
| Phone Number (402) 460-1731 | City Red Cloud | Phone Number (402) 460-1731 | City Red Cloud |
| Email Address | Email Address | Email Address | Zip Code 68970 |

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

| (A) Status | (B) Property Type | (C) |
|--|---|--|
| <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL | <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational | <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home |
| 8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death | <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty | <input type="checkbox"/> Sheriff <input type="checkbox"/> Other <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No | 10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition | <input type="checkbox"/> Irrevocable Trust <input checked="" type="checkbox"/> Revocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____ <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary |
| 11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | 12 Was real estate purchased for same use? (If No, state the intended use.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| 14 What is the current market value of the real property? <u>1,700,000.00</u> | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % | |
| 16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes _____ <input checked="" type="checkbox"/> No | |
| 18 Address of Property <u>1372 Road R</u> <u>Red Cloud, NE 68970</u> | 19 Name and Address of Person to Whom the Tax Statement Should Be Sent (Same as Grantee) | |
| 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land | | |

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

21 If agricultural, list total number of acres transferred in this transaction 840+-

22 Total purchase price, including any liabilities assumed. **22** \$ 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) **24** \$ 0100

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

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

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

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

sign here

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

Signature of Grantee or Authorized Representative
David B. Garwood

Attorney
Title

Phone Number
(402) 746-3613

Date
9-16-24

| Register of Deed's Use Only | | For Dept. Use Only | |
|--|--|---|--|
| 28 Date Deed Recorded Mo. <u>9</u> Day <u>16</u> Yr. <u>24</u> | 29 Value of Stamp or Exempt Number \$ <u>Exempt # 4</u> | 30 Recording Data <u>BR2024 Pg 1764</u> | |
| Nebraska Department of Revenue Form No. 96-269-2008 7-2024 Rev. Supersees 96-269-2008 10-2020 | | Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) | |

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

The Southeast Quarter of the Southwest Quarter (SE¹/₄SW¹/₄) and the Southwest Quarter of the Southeast Quarter (SW¹/₄SE¹/₄) of Section Eighteen (18); AND

The Northeast Quarter of the Northwest Quarter (NE¹/₄NW¹/₄), the West Half of the Northeast Quarter (W¹/₂NE¹/₄) and the West Half of the Southeast Quarter (W¹/₂SE¹/₄) of Section Nineteen (19); AND

The Southeast Quarter (SE¹/₄) of Section Twenty-seven (27); AND

The Southeast Quarter (SE¹/₄) and the South Half of the Northeast (S¹/₂NE¹/₄) of Section Thirty-three (33); AND

The Northwest Quarter (NW¹/₄) of Section Thirty-four (34), ALL in Township Three (3) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 16 day of Sept A.D., 2024 at 2:05 o'clock P. M. Recorded in Book 2024 on Page 17164
Amber Haug County Clerk
ID # Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-16-24
\$ Exempt # 4 By AB

WARRANTY DEED

We, Paul A. Stoner and Amber Stoner, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and transfer to trust for benefit of Grantors, convey to Paul A. Stoner and Amber Stoner, Trustees of The Paul and Amber Stoner Family Trust created by Declaration of Trust dated September 16, 2024, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) and the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Eighteen (18); AND

The Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$), the West Half of the Northeast Quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$) and the West Half of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Nineteen (19); AND

The Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-seven (27); AND

The Southeast Quarter (SE $\frac{1}{4}$) and the South Half of the Northeast (S $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Thirty-three (33); AND

The Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty-four (34), ALL in Township Three (3) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

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

Executed September 16, 2024.

Amber Stoner
Amber Stoner

Paul A. Stoner
Paul A. Stoner

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 16, 2024, by Paul A. Stoner and Amber Stoner, husband and wife.

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

Comm. expires 12-2-2026

David B. Garwood
Notary Public

Agricultural Land Sales Worksheet

| | | | | | | | | | | | | | | |
|-------------|-----------------------------|---|-----------|----------------------|-----|-----|-------|-----|-------------|------|-----|---------------|---------|----------|
| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | | |
| 91 | 2024 | 1777 | 9/17/2024 | Base: 65-0005 | | | | | Affiliated: | | | | | Unified: |
| Location ID | Sale Number | Useability & Code # | | Parcel Number | | | | | | | | | | |
| 001305500 | 167 | 1 | | GeoCde | Twn | Rng | Sect | Qtr | Subdiv | Area | BLK | Parcel | | |
| | Date of Sale Assessed Value | Date of Sale Property Classification Code | | | | | | | | | | | | |
| | | 4135 | 4 | 9 | 11 | 0 | 00000 | 1 | 000 | | | | | |
| Land | Improvements | Total | | | | | | | | | | | | |
| 348,365 | | 348,365 | | | | | | | | | | | | |
| | Irrigation Type: | A) 2 B) 05 C) 5 D) 3 E) 0 F) 9 | | | | | | | | | | | | |
| LCG | ACRES: | LCG | | | | | | | | | | ACRES: | VALUE: | |
| IRRIGATED | 1A1 | GRASSLAND | | | | | | | | | | 1G1 | 34.470 | 53,425 |
| | 1A | | | | | | | | | | | 1G | 0.620 | 310 |
| | 2A1 | | | | | | | | | | | 2G1 | 9.050 | 13,125 |
| | 2A | | | | | | | | | | | 2G | 0.050 | 25 |
| | 3A1 | | | | | | | | | | | 3G1 | | |
| | 3A | | | | | | | | | | | 3G | 0.980 | 490 |
| | 4A1 | | | | | | | | | | | 4G1 | | |
| | 4A | | | | | | | | | | | 4G | 5.860 | 2,930 |
| DRYLAND | 1D1 | Shelterbelt/Timber | | | | | | | | | | | | |
| | 1D | Accretion | | | | | | | | | | | | |
| | 2D1 | | | | | | | | | | | Waste | 2.180 | 1,090 |
| | 2D | | | | | | | | | | | Other | | |
| | 3D1 | | | | | | | | | | | AG LAND TOTAL | 153.920 | 348,365 |
| | 3D | | | | | | | | | | | Roads | 5.950 | |
| | 4D1 | Farm Sites | | | | | | | | | | | | |
| | 4D | Home Sites | | | | | | | | | | | | |
| | | Recreation | | | | | | | | | | | | |
| | Dwellings | | | | | | | | | | | Other | | |
| | Outbuildings | | | | | | | | | | | Non-AG TOTAL | 5.950 | |

Assessor's Adjustment to Sale Price (+ or -): Total Recapture Value:

Assessor Comments and Reason for Adjustment:

TRUSTEE'S DEED; SALE PRICE COMBINED WITH BK2024, PG1779

Comments from
001305500

Comments:

167

Real Estate Transfer Statement

167

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

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

| | | | |
|---|------------------------------|--|--|
| 1 County Name Webster - 91 | 2 County Number 91 | 3 Date of Sale/Transfer Mo. <u>9</u> Day <u>17</u> Yr. <u>2024</u> | 4 Date of Deed Mo. <u>9</u> Day <u>14</u> Yr. <u>2024</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Thomas F. Dolnicek, Trustee of Thomas F. Dolnicek Rev Tr Street or Other Mailing Address 12960 Borgman Ave City Huntington State MI Zip Code 48070 Phone Number (248) 808-0200 Email Address N/A | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Craig Joseph Mazour, Trustee and Amy Jean Mazour, Trustee Street or Other Mailing Address 2224 Road 2700 City Lawrence State NE Zip Code 68957 Phone Number (402) 460-8367 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(e) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N/A | |

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

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

8 Type of Deed

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?

| | | | |
|---|--|--|---|
| <input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Seller <input type="checkbox"/> No | <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition | <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____ | <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary |
|---|--|--|---|

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

Yes No

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

Yes No

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

Yes No

| | | |
|---|---|--------------------------------------|
| <input type="checkbox"/> Aunt or Uncle <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child | <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child | <input type="checkbox"/> Other _____ |
|---|---|--------------------------------------|

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

258,000.00

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

18 Address of Property
Ag Land

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
East Half of Southeast Quarter (E1/2SE1/4) and East Half of Northeast Quarter (E1/2NE1/4) of Section Eleven (11), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska (1/2 Interest)

21 If agricultural, list total number of acres transferred in this transaction **160+.**

| | |
|--|-------------------------|
| 22 Total purchase price, including any liabilities assumed. | 22 \$ 258,000.00 |
| 23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) | 23 \$ _____ |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 \$ 258,000.00 |

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

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2, 141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions)

Yes No

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.

Craig Joseph Mazour, Trustee
Print or Type Name of Grantor or Authorized Representative

Craig Joseph Mazour
Signature of Grantor or Authorized Representative

Grantee
Title

(402) 460-8367
Phone Number

9/17/2024
Date

28 Date Deed Recorded
Mo. 9 Day 17 Yr. 24

29 Value of Stamp or Exempt Number
\$ 580.50

30 Recording Data
BR024 Pg 1777

For Dept. Use Only

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 Sept A.D., 2024 at 3:33
o'clock P.M. Recorded in book 2024
on page 1777-1778

Christopher A. Webster County Clerk
AS Deputy

Ind 16.00 Comp Assessor AS Carded AS

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-17-24
\$ 580.50 By AS

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

TRUSTEE'S DEED

Thomas F. Dolniecek, Trustee under the Thomas F. Dolniecek Revocable Living Trust Agreement, dated May 17, 2001, as amended and restated, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEEES, Craig Joseph Mazour, Trustee; Craig Joseph Mazour Revocable Trust; and Amy Jean Mazour, Trustee; Amy Jean Mazour Revocable Trust, an undivided one-half interest each, conveys to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. 76-201):

East Half of Southeast Quarter (E1/2SE1/4) and East Half of Northeast Quarter (E1/2NE1/4) of Section Eleven (11), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska

Subject to easements and restrictions of record

GRANTOR covenants with GRANTEE that GRANTOR:

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

Executed 9/17/24, 2024.


Thomas F. Dolniecek, Trustee
Thomas F. Dolniecek, Trustee

Michigan

STATE OF ~~NEBRASKA~~

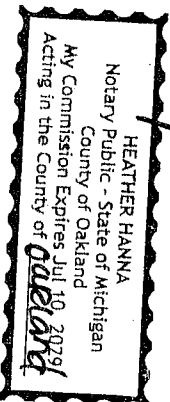
COUNTY OF *Oakland*)
) ss.

The foregoing instrument was acknowledged before me on 9-14-2024, 2024,
by Thomas F. Dolnicek, Trustee under the Thomas F. Dolnicek Revocable Living Trust
Agreement, dated May 17, 2001, as amended and restated.



Notary Public

My Commission Expires: 7-10-2029



Agricultural Land Sales Worksheet

| City No. | Book | Page | Sale Date | School District Code | | Unified: | | | | | |
|-------------|-----------------------------|---------------------|---|----------------------|---------|-------------|-----------|-------------|---------|-----|--------|
| 91 | 2024 | 1779 | 9/17/2024 | Base: 65-0005 | | Affiliated: | | | | | |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | | | | | | | |
| 001305500 | 168 | 1 | GeoCde | Twn | Rng | Sect | Qtr | Subdiv | Area | Blk | Parcel |
| | Date of Sale Assessed Value | | 4135 | 4 | 9 | 11 | 0 | 00000 | 1 | 000 | 0000 |
| Land | Improvements | Total | Date of Sale Property Classification Code | | | | | | | | |
| 348,365 | | 348,365 | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| | Irrigation Type: | | A) 2 | B) 05 | C) 5 | D) 3 | E) 0 | F) 9 | | | |
| LCG | | | ACRES: | | | VALUUE: | | | LCG | | |
| IRRIGATED | 1A1 | | GRASSLAND | 1G1 | 34.470 | | | | 53,425 | | |
| | 1A | | | 1G | 0.620 | | | | 310 | | |
| | 2A1 | | | 2G1 | 9.050 | | | | 13,125 | | |
| | 2A | | | 2G | 0.050 | | | | 25 | | |
| | 3A1 | | | 3G1 | | | | | | | |
| | 3A | | | 3G | 0.980 | | | | 490 | | |
| | 4A1 | | | 4G1 | | | | | | | |
| | 4A | | | 4G | 5.860 | | | | 2,930 | | |
| DRYLAND | 1D1 | 10.460 | | Shelterbel/Timber | | | | | | | |
| | 1D | 37.010 | | Accretion | | | | | | | |
| | 2D1 | | | Waste | 2.180 | | | | 1,090 | | |
| | 2D | 32.080 | | Other | | | | | | | |
| | 3D1 | 0.670 | | AG LAND TOTAL | 153.920 | | | | 348,365 | | |
| | 3D | | | Roads | 5.950 | | | | | | |
| | 4D1 | 17.110 | | Farm Sites | | | | | | | |
| | 4D | 3.380 | | Home Sites | | | | | | | |
| | | | | Recreation | | | | | | | |
| | Dwellings | | | Other | | | | | | | |
| | Outbuildings | | | Non-AG TOTAL | 5.950 | | | | | | |

Assessor's Adjustment to Sale Price (+ or -): Total Recapture Value:

Assessor Comments and Reason for Adjustment: WD

Comments from 001305500 Comments:

(Continue on back)

Good Life. Great Service.

DEPARTMENT OF REVENUE

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

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

| | | | |
|---|-----------------|---|-----------------------|
| 1 County Name | 2 County Number | 3 Date of Sale/Transfer | 4 Date of Deed |
| | 91 | Mo. 9 Day 17 Yr. 2024 | Mo. 9 Day 14 Yr. 2024 |
| 5 Grantor's Name, Address, and Telephone (Please Print) | | 6 Grantee's Name, Address, and Telephone (Please Print) | |
| Grantor's Name (Seller) Mary E. Torell and Robert B. Torell, Jr. Street or Other Mailing Address 6020 S 88th Street City Lincoln State NE Zip Code 68526 Phone Number (248) 808-0200 Email Address N/A | | Grantee's Name (Buyer) Craig Joseph Mazour, Trustee and Amy Jean Mazour, Trustee Street or Other Mailing Address 2224 Road 2700 City Lawrence State NE Zip Code 68957 Phone Number (402) 460-8367 Email Address N/A Is the grantee a 501(c)(3) organization? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |

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

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

8 Type of Deed

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchanged) by buyer or seller?

| | | | | |
|--|--|--|--|---|
| <input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Seller | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition | <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) | <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary |
|--|--|--|--|---|

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

| | |
|--|--|
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
|--|--|

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

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

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

258,000.00

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

18 Address of Property

Ag Land

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

Grantees

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
 East Half of Southeast Quarter (E1/2SE1/4) and East Half of Northeast Quarter (E1/2NE1/4) of Section Eleven (11), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska (1/2 interest)

21 If agricultural, list total number of acres transferred in this transaction 160+--

| | | | |
|---|----|-----------|------------|
| 22 Total purchase price, including any liabilities assumed. | 22 | \$516,000 | 258,000.00 |
| 23 Was non-real property included in the purchase? | 23 | \$ | |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 | \$516,000 | 258,000.00 |

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

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2-141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)

Yes No

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

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

Craig Joseph Mazour, Trustee

Print or Type Name of Grantor or Authorized Representative

Grantor's Name (Seller)

here sign here

Craig Joseph Mazour, Trustee

Print or Type Name of Grantee or Authorized Representative

Grantee

Signature of Grantor or Authorized Representative

Title

(402) 460-8367

Phone Number

9/17/2024

Date

| | | | |
|-----------------------|------------------------------------|-------------------|--------------------|
| 28 Date Deed Recorded | 29 Value of Stamp or Exempt Number | 30 Recording Data | For Dept. Use Only |
| Mo. 9 Day 17 Yr. 24 | \$580.50 116.00 | BK 2024 Pg 1779 | |

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 Sept A.D., 2024, at 3:30 o'clock P.M. Recorded in Book 2024 on Page 1779
Abby Haug County Clerk
AB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 580.50 By AB
9-17-23

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

WARRANTY DEED

Mary E. Torell and Robert B. Torell, Jr., wife and husband, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Craig Joseph Mazour, Trustee; Craig Joseph Mazour Revocable Trust; and Amy Jean Mazour, Trustee; Amy Jean Mazour Revocable Trust, an undivided one-half interest each, convey to Grantees, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

East Half of Southeast Quarter (E1/2SE1/4) and East Half of Northeast Quarter (E1/2NE1/4) of Section Eleven (11), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska

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

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

Executed September 16, 2024.

Mary E. Torell
Mary E. Torell

Robert B. Torell, Jr.
Robert B. Torell, Jr.

STATE OF NEBRASKA)
) ss.
COUNTY OF Lancaster)

The foregoing instrument was acknowledged before me on September 16, 2024 by Mary E. Torell and Robert B. Torell, Jr., wife and husband.



Laura L. Ray
Notary Public

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | | |
|---|---|-------------------------------|------------------|---|-------|------|--|-----------------------------------|--------|------|-----|--------|
| Cnty No. | Book | Page | Sale Date | School District Code | | | | Unified: | | | | |
| 91 | 2024 | 1788 | 9/18/2024 | Base: 91-0002 | | | | Affiliated: | | | | |
| Location ID | Sale Number | Usability & Code # | | Parcel Number | | | | | | | | |
| 000136200 | 169 | 4 | 12 | GeoCde | Twn | Rng | Secd | Qtr | Subdiv | Area | Blk | Parcel |
| | | | | 4371 | | | 00 | 0 | 10025 | | 002 | 0000 |
| Date of Sale Assessed Value | | | | Date of Sale Property Classification Code | | | | | | | | |
| Land | Improvements | Total | | Status | | | Date of Sale Property Classification Code | | | | | |
| 1,915 | 5,380 | 7,295 | | A) 1 | B) 01 | C) 1 | D) 1 | E) 6 | F) 2 | | | |
| Assessor Location: RED CLOUD (RC) | | | | | | | | | | | | |
| | | | | Residential | | | | | | | | |
| Multiple Improvements: | | | | Multiple Improvements: | | | | | | | | |
| Construction Date: | | | | Construction Date: | | | | | | | | |
| | | | | 1900 | | | | | | | | |
| Floor: | | | | Floor Sq. Ft.: | | | | | | | | |
| | | | | 1,163 | | | | | | | | |
| Building Cost New: | | | | Cost: | | | | | | | | |
| | | | | 113,725 | | | | | | | | |
| Single Family Style: 1 0 4 | | | | Residential Condition: 1 0 | | | | Commercial Occupancy Code: | | | | |
| (100) <input type="checkbox"/> Mobile Home | (10) <input checked="" type="checkbox"/> Worn Out | | | Primary: | | | Other1: | | | | | |
| (101) <input type="checkbox"/> One Story | (20) <input type="checkbox"/> Badly Worn | | | Commercial Construction Class: | | | Other2: | | | | | |
| (102) <input type="checkbox"/> Two Story | (30) <input type="checkbox"/> Average | | | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | | | | | | |
| (103) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | | | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | | | | | | |
| (104) <input checked="" type="checkbox"/> 1 1/2 Story | (50) <input type="checkbox"/> Very Good | | | (3) <input type="checkbox"/> Masonry Bearing Walls | | | | | | | | |
| (111) <input type="checkbox"/> Bi-Level | (60) <input type="checkbox"/> Excellent | | | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | | | | | | |
| (106) <input type="checkbox"/> Other | | | | (5) <input type="checkbox"/> Metal Frame and Walls | | | | | | | | |
| Townhouse or Duplex Style: | | | | Residential Quality: 3 0 | | | | | | | | |
| (301) <input type="checkbox"/> One Story | (10) <input type="checkbox"/> Low | | | Cost Rank: | | | Condition: | | | | | |
| (302) <input type="checkbox"/> Two Story | (20) <input type="checkbox"/> Fair | | | (10) <input type="checkbox"/> Low | | | | | | | | |
| (307) <input type="checkbox"/> 1 1/2 Story | (30) <input checked="" type="checkbox"/> Average | | | (10) <input type="checkbox"/> Worn Out | | | | | | | | |
| (308) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | | | (20) <input type="checkbox"/> Badly Worn | | | | | | | | |
| (309) <input type="checkbox"/> 2 1/2 Story | (50) <input type="checkbox"/> Very Good | | | (30) <input type="checkbox"/> Above Average | | | | | | | | |
| (304) <input type="checkbox"/> One Story Duplex | (60) <input type="checkbox"/> Excellent | | | (40) <input type="checkbox"/> High | | | | | | | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | | (50) <input type="checkbox"/> Very Good | | | | | | | | |
| | | | | (60) <input type="checkbox"/> Excellent | | | | | | | | |

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

Assessor Comments and Reason for Adjustment:

CORRECTIVE WD; CORRECTED GRANTORS AND LEGAL

Comments from
000136200

Comments:

(Continue on back)

Real Estate Transfer Statement

169

FORM
521

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

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

| | | | |
|--|------------------------------|--|--|
| 1 County Name Webster - 91 | 2 County Number 91 | 3 Date of Sale/Transfer Mo. 9 Day 18 Yr. 2024 | 4 Date of Deed Mo. 9 Day 17 Yr. 2024 |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Glenn Brumbaugh and Avery Brumbaugh Street or Other Mailing Address 105 N Cedar St City Red Cloud State NE Zip Code 68970 Phone Number 68970 | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jonathan Luke Jones and Jami Naomi Lynn Saterlee Street or Other Mailing Address 405 N Chestnut St City Red Cloud State NE Zip Code 68970 Phone Number 68970 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 | |
| <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL | | <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home | |
| 8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input checked="" type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty | | <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input checked="" type="checkbox"/> Other (Explain) Corrective <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary | |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Seller <input type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition | | <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input checked="" type="checkbox"/> Other (Explain) Corrective | |
| 11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | 12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle or Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Other | | 14 What is the current market value of the real property? 8,000.00 | |
| 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % | | 16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes Southern Title, LLC | | 18 Address of Property 405 N Chestnut St Red Cloud, NE 68970 | |
| 18a <input type="checkbox"/> No address assigned <input type="checkbox"/> 18b <input type="checkbox"/> Vacant land | | 19 Name and Address of Person to Whom the Tax Statement Should be Sent gratee | |
| 20 Legal Description (Attach additional pages, if needed.) The South Eighty-seven and one-half (87.5) feet of the East Half (E1/2) of Block Two (2), LeDuc'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. **0.00**

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

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

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

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

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

sign here

Print or Type Name of Grantee or Authorized Representative
Teresa Theobald

Signature of Grantee or Authorized Representative
Teresa Theobald

Title
Closing Agent

(402) 746-2246
Phone Number
9/18/2024
Date

28 Date Deed Recorded
Mo. **9** Day **18** Yr. **24**

29 Value of Stamp or Exempt Number
\$ Exempt #4

30 Recording Data
BK2024Pg 1788

Register of Deeds's Use Only
For Dept. Use Only

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 18 day of Sept A. D., 20 24, at 11:39 o'clock AM. Recorded in Book 2024 on Page 1788
Avery Taug County Clerk
AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-18-24
\$ Exp # 24 BY AD

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

CORRECTIVE WARRANTY DEED

Glen Brumbaugh and Avery Brumbaugh, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Jonathan Luke Jones and Jami Naomi Lynn Saterlee, a married couple, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Eighty-seven and one-half (87.5) feet of the East Half (E1/2) of Block Two (2), LeDuc's Addition to Red Cloud, Webster County, Nebraska

Correct Grantors and legal description on Warranty Deed recorded December 7, 2021 in Book 2021, Page 3268, records of Webster County, Nebraska

Grantors covenant, jointly and severally, with Grantee 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.

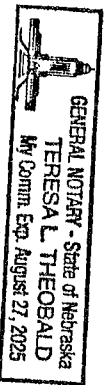
Executed September 17, 2024.

Glen Brumbaugh
Glen Brumbaugh

Avery Brumbaugh
Avery Brumbaugh

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on September 17, 2024 by Glen Brumbaugh and Avery Brumbaugh, husband and wife.



Teresa Theobald
Notary Public

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | |
|---|--------------|---------------------|---|----------------------|--------|---|-----------|-------------|------------|-----|--------|
| Cntry No. | Book | Page | Sale Date | School District Code | | | | Unified: | | | |
| 91 | 2024 | 1789 | 9/18/2024 | Base: 91-0002 | | | | Affiliated: | | | |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | | | | | | | |
| 000136200 | 170 | 1 | GeoCde | Twn | Rng | Sect | Qrt | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | 4371 | | | 00 | 0 | 10025 | | 002 | 0000 |
| Land | Improvements | Total | Date of Sale Property Classification Code | | | | | | | | |
| 1, 915 | 5, 380 | 7, 295 | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| Assessor Location: RED CLOUD (RC) | | | A) 1 | B) 01 | C) 1 | D) 1 | E) 6 | F) 2 | | | |
| | | | Residential | | | | | | Commercial | | |
| Multiple Improvements: | | | Multiple Improvements : | | | | | | | | |
| Construction Date: | | | Construction Date : | | | Construction Date : | | | | | |
| Floor: | | | Floor Sq. Ft. : | | | Floor Sq. Ft. : | | | | | |
| Building Cost New: | | | Cost : | | | Cost : | | | | | |
| Single Family Style: 1.04 | | | Residential Condition: 1.0 | | | Commercial Occupancy Code: | | | | | |
| (100) <input type="checkbox"/> Mobile Home | | | (10) <input checked="" type="checkbox"/> Worn Out | | | Primary: Other1: Other2: | | | | | |
| (101) <input type="checkbox"/> One Story | | | (20) <input type="checkbox"/> Badly Worn | | | Commercial Construction Class: | | | | | |
| (102) <input type="checkbox"/> Two Story | | | (30) <input type="checkbox"/> Average | | | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | | | |
| (103) <input type="checkbox"/> Split Level | | | (40) <input type="checkbox"/> Good | | | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | | | |
| (104) <input checked="" type="checkbox"/> 1 1/2 Story | | | (50) <input type="checkbox"/> Very Good | | | (3) <input type="checkbox"/> Masonry Bearing Walls | | | | | |
| (111) <input type="checkbox"/> Bi-Level | | | (60) <input type="checkbox"/> Excellent | | | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | | | |
| (106) <input type="checkbox"/> Other | | | | | | (5) <input type="checkbox"/> Metal Frame and Walls | | | | | |
| Townhouse or Duplex Style: | | | Residential Quality: 3.0 | | | (6) <input type="checkbox"/> Pole Frame | | | | | |
| (301) <input type="checkbox"/> One Story | | | (10) <input type="checkbox"/> Low | | | Cost Rank: Condition: | | | | | |
| (302) <input type="checkbox"/> Two Story | | | (20) <input type="checkbox"/> Fair | | | (10) <input type="checkbox"/> Low | | | | | |
| (307) <input type="checkbox"/> 1 1/2 Story | | | (30) <input checked="" type="checkbox"/> Average | | | (20) <input type="checkbox"/> Average | | | | | |
| (308) <input type="checkbox"/> Split Level | | | (40) <input type="checkbox"/> Good | | | (30) <input type="checkbox"/> Above Average | | | | | |
| (309) <input type="checkbox"/> 2 1/2 Story | | | (50) <input type="checkbox"/> Very Good | | | (40) <input type="checkbox"/> High | | | | | |
| (304) <input type="checkbox"/> One Story Duplex | | | (60) <input type="checkbox"/> Excellent | | | (50) <input type="checkbox"/> Very Good | | | | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | | | | (60) <input type="checkbox"/> Excellent | | | | | |

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

Assessor Comments and Reason for Adjustment:

WD

Comments from
000136200

Comments:

(Continue on back)

Real Estate Transfer Statement

170

FORM
521

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

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

| | | | |
|--|------------------------------|---|--|
| 1 County Name Webster - 91 | 2 County Number 91 | 3 Date of Sale/Transfer Mo. <u>9</u> Day <u>18</u> Yr. <u>2024</u> | 4 Date of Deed Mo. <u>9</u> Day <u>14</u> Yr. <u>2024</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jonathan Luke Jones and Jami Naomi Lynn Saterlee Street or Other Mailing Address 405 N Chestnut St City Red Cloud State NE Zip Code 68970 Phone Number n/a Email Address n/a | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Tyler Sherman Street or Other Mailing Address 533 W 4th Avenue City Red Cloud State NE Zip Code 68970 Phone Number (402) 360-1197 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a | |

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

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

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
 Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) _____
 Yes No

10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death
 Auction Easement Gift Life Estate Sale Trustee to Beneficiary
 Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) _____
 Yes No

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

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

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

14 What is the current market value of the real property?
15,000.00

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

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

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

18 Address of Property
405 N Chestnut St
Red Cloud, NE 68970

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

18a No address assigned **18b** Vacant land

20 Legal Description (Attach additional pages, if needed.)
The South Eighty-seven and one-half (87.5) feet of the East Half (E1/2) of Block Two (2), LeDuc's Addition to Red Cloud, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed. **22 \$ 15,000.00**

23 Was non-real property included in the purchase?
 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) **23 \$ 15,000.00**
24 Adjusted purchase price paid for real estate (line 22 minus line 23) **24 \$ 15,000.00**

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

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

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

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

Teresa Theobald
 Print or Type Name of Grantee or Authorized Representative
Teresa Theobald
 Signature of Grantee or Authorized Representative
Closing Agent
 Title

(402) 746-2246
 Phone Number
 9/18/2024
 Date

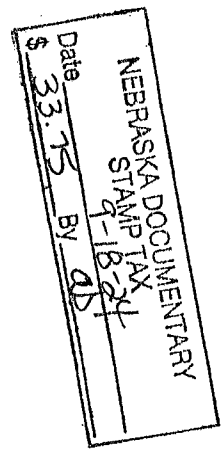
| | | | |
|---|---|---|--------------------|
| 28 Date Deed Recorded Mo. <u>9</u> Day <u>18</u> Yr. <u>24</u> | 29 Value of Stamp or Exempt Number \$ <u>33.75</u> | 30 Recording Data BR2024, Pg 1789 | For Dept. Use Only |
|---|---|---|--------------------|

Nebraska Department of Revenue
 Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020
 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 18 day of Sept A.D., 2024, at 11:42 o'clock a.m. Recorded in Book 2024 on Page 1789
Upperburg County Clerk
JD Deputy
Ind Comp Assessor Carded



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

WARRANTY DEED

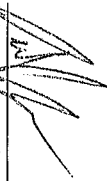
Jonathan Luke Jones and Jaimi Saterlee, also known as Jaimi Naomi Lynn Saterlee, a married couple, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Tyler Sherman, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):


The South Eighty-seven and one-half (87.5) feet of the East Half (E1/2) of Block Two (2), LeDuc's Addition to Red Cloud, Webster County, Nebraska

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

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

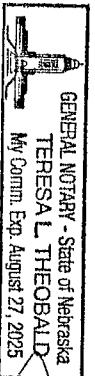
Executed September 14, 2024.



Jonathan Luke Jones


Jaimi Saterlee

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on September 14, 2024 by Jonathan Luke Jones and Jaimi Saterlee, also known as Jaimi Naomi Lynn Saterlee, a married couple.




Notary Public

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | | |
|---|--|---|--|----------------------|--------|-------------|-----------|-------------|------------|------|--------|--|
| Cnty No. | Book | Page | Sale Date | School District Code | | Unified: | | | | | | |
| 91 | 2024 | 1799 | 9/18/2024 | Base: 91-0002 | | Affiliated: | | | | | | |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | | | | | | | | |
| 000112300 | 171 | 4 05 | GeoCde | IYn | Rng | Sec1 | Ort | Subdiv | Area | Blk | Parcel | |
| Date of Sale Assessed Value | | | 4491 | | 00 | 0 | 10005 | | 021 | 0000 | | |
| Land | Improvements | Total | Date of Sale Property Classification Code | | | | | | | | | |
| 3,280 | 271,640 | 274,920 | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | | |
| Assessor Location: RED CLOUD (RC) | | | A) 1 | B) 01 | C) 1 | D) 1 | E) 6 | F) 3 | | | | |
| | | | Residential | | | | | | Commercial | | | |
| Multiple Improvements: | | | Multiple Improvements : | | | | | | | | | |
| Construction Date: | | | Construction Date : 1907 | | | | | | | | | |
| Floor: | | | Floor Sq. Ft. : 2,728 | | | | | | | | | |
| Building Cost New: | | | Cost : 348,990 | | | | | | | | | |
| Single Family Style: 1 0 1 | | | Residential Condition: 3 0 | | | | | | | | | |
| (100) <input type="checkbox"/> Mobile Home | (10) <input type="checkbox"/> Worn Out | Commercial Occupancy Code: | | | | | | | | | | |
| (101) <input checked="" type="checkbox"/> One Story | (20) <input type="checkbox"/> Badly Worn | Primary: Other1: Other2: | | | | | | | | | | |
| (102) <input type="checkbox"/> Two Story | (30) <input checked="" type="checkbox"/> Average | Commercial Construction Class: | | | | | | | | | | |
| (103) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | | | | | | | | |
| (104) <input type="checkbox"/> 1 1/2 Story | (50) <input type="checkbox"/> Very Good | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | | | | | | | | |
| (111) <input type="checkbox"/> Bi-Level | (60) <input type="checkbox"/> Excellent | (3) <input type="checkbox"/> Masonry Bearing Walls | | | | | | | | | | |
| (106) <input type="checkbox"/> Other | | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | | | | | | | | |
| Townhouse or Duplex Style: | | | (5) <input type="checkbox"/> Metal Frame and Walls | | | | | | | | | |
| Residential Quality: 4 0 | | | (6) <input type="checkbox"/> Pole Frame | | | | | | | | | |
| (301) <input type="checkbox"/> One Story | (10) <input type="checkbox"/> Low | Cost Rank: Condition: | | | | | | | | | | |
| (302) <input type="checkbox"/> Two Story | (20) <input type="checkbox"/> Fair | (10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out | | | | | | | | | | |
| (307) <input type="checkbox"/> 1 1/2 Story | (30) <input type="checkbox"/> Average | (20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn | | | | | | | | | | |
| (308) <input type="checkbox"/> Split Level | (40) <input checked="" type="checkbox"/> Good | (30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average | | | | | | | | | | |
| (309) <input type="checkbox"/> 2 1/2 Story | (50) <input type="checkbox"/> Very Good | (40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good | | | | | | | | | | |
| (304) <input type="checkbox"/> One Story Duplex | (60) <input type="checkbox"/> Excellent | (50) <input type="checkbox"/> Very Good | | | | | | | | | | |
| (305) <input type="checkbox"/> Two Story Duplex | | (60) <input type="checkbox"/> Excellent | | | | | | | | | | |

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

Assessor Comments and Reason for Adjustment:
WD; TRANSFER INTO TRUST

Comments from 000112300

Comments:

(Continue on back)

NEBRASKA

Real Estate Transfer Statement

171

FORM 521

Good Life, Great Service.
DEPARTMENT OF REVENUE

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

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

| | | | |
|---|---|--|---|
| 1 County Name Webster | 2 County Number 91 | 3 Date of Sale/Transfer Mo. 09 Day 18 Yr. 2024 | 4 Date of Deed Mo. 09 Day 18 Yr. 2024 |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kathryn E. Lockhart Street or Other Mailing Address 442 West 3rd Avenue | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kathryn E. Lockhart Street or Other Mailing Address 442 West 3rd Avenue | |
| City Red Cloud | State NE | Zip Code 68970 | City Red Cloud |
| Phone Number 402-746-8010 | Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(e) foundation? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Email Address NA | Email Address n/a | | |

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

| (A) Status | (B) Property Type | (C) |
|--|---|---|
| <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL | <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational | <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt |
| 8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death | <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty | <input type="checkbox"/> Other _____ <input type="checkbox"/> Mobile Home |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Seller <input type="checkbox"/> No | 10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Forfeiture <input type="checkbox"/> Irrevocable Trust <input checked="" type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____ | <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other _____ |
| 11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | 12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Aunt or Uncle <input type="checkbox"/> Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child | <input checked="" type="checkbox"/> Other <input type="checkbox"/> Rvov Trust |
| 14 What is the current market value of the real property? \$196,205.00 | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % | |
| 16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| 18 Address of Property 442 West 3rd Ave Red Cloud, NE 68970 | 19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee) | |
| 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land | | |
| 20 Legal Description (Attach additional pages, if needed.) Lots 19, 20, 21, 22, 23 and 24, Block 21, Original Town of Red Cloud, Webster County, Nebraska. | | |

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

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

24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ **0.00**

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **4** \$ **0.00**

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions.)
 Yes No

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
David B. Garwood
 Print or Type Name of Grantor or Authorized Representative
 Signature of Grantor or Authorized Representative
Attorney
 Title
 Date **9/18/24**
 Phone Number **402.746.3613**

here sign here
 Print or Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative
 Title
 Date
 Phone Number
 For Dept Use Only

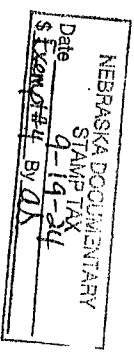
| | | | |
|---|--|---|-------------------|
| 28 Date Deed Recorded Mo. 9 Day 19 Yr. 24 | 29 Value of Stamp or Exempt Number \$ Exempt # 4 | 30 Recording Data BRADY, B 1799 | For Dept Use Only |
|---|--|---|-------------------|

Nebraska Department of Revenue
Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of Sept A.D., 2024 at 10:11 o'clock AM, Recorded in Book 2024 on Page 1799
Abigail Hering County Clerk
ID. # AB Deputy
Ind. Comp. Assessor Carded



WARRANTY DEED

Kathryn E. Lockhart, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and TRANSFER TO TRUST for benefit of Grantor, conveys to Kathryn Lockhart, Trustee of the Kathryn Lockhart Revocable Trust dated September 18, 2024, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lois Nineteen (19), Twenty (20), Twenty-One (21), Twenty-Two (22), Twenty-Three (23) and Twenty-Four (24), Block Twenty-One (21), 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 September 18, 2024.

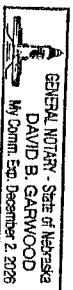
Kathryn E. Lockhart
Kathryn E. Lockhart

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 18, 2024, by Kathryn E. Lockhart, a single person.

Comm. expires 12-31-26

David B. Garwood
Notary Public



Agricultural Land Sales Worksheet

| County No. | Book | Page | Sale Date | School District Code | | Unified: | | | | | |
|-------------|-----------------------------|---------------------|---|----------------------|-------------|----------|-----------|-------------|------|-----|--------|
| 91 | 2024 | 1803 | 9/12/2024 | Base: 65-0011 | Affiliated: | | | | | | |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | | | Parcel | | | | |
| 001005800 | 172 | 4 05 | GeoCde | Twn | Rng | Sect | Qtr | Subdiv | Area | Blk | Parcel |
| | Date of Sale Assessed Value | | 4487 | 1 | 9 | 11 | 4 | 00000 | 1 | 000 | 0380 |
| Land | Improvements | Total | Date of Sale Property Classification Code | | | | | | | | |
| 864,520 | | 864,520 | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| | Irrigation Type: | | A) 2 | B) 05 | C) 5 | D) 3 | E) 0 | F) 9 | | | |
| LCG | ACRES: | VALUE: | LCG | ACRES: | VALUE: | | | | | | |
| IRRIGATED | 1A1 | | GRASSLAND | 1G1 | 5.030 | | | | | | |
| | 1A | 44.230 | | 1G | | | | | | | |
| | 2A1 | 78.460 | | 2G1 | | | | | | | |
| | 2A | 7.400 | | 2G | 31.580 | 18,490 | | | | | |
| | 3A1 | | | 3G1 | | | | | | | |
| | 3A | | | 3G | | | | | | | |
| | 4A1 | | | 4G1 | 0.380 | 190 | | | | | |
| | 4A | | | 4G | 11.010 | 5,505 | | | | | |
| DRYLAND | 1D1 | | Shelterbelt/Timber | | | | | | | | |
| | 1D | 17.860 | | Accretion | 5.030 | | | | | | |
| | 2D1 | 6.760 | | Waste | 0.030 | 15 | | | | | |
| | 2D | | | Other | | | | | | | |
| | 3D1 | 5.990 | | AG LAND TOTAL | 213.760 | 864,520 | | | | | |
| | 3D | | | Roads | | | | | | | |
| | 4D1 | | | Farm Sites | | | | | | | |
| | 4D | | | Home Sites | | | | | | | |
| | | | | Recreation | | | | | | | |
| | | | | Other | | | | | | | |
| | Dwellings | | | | | | | | | | |
| | Outbuildings | | | | | | | | | | |
| | | | | Non-AG TOTAL | | | | | | | |

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

QCD; TRANSFER TO FAMILY TRUST

Comments from

001005800 001006703

Comments:

(Continue on back)

08-20-2024
172

Real Estate Transfer Statement

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

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

| | | | |
|---|------------------------------|--|--|
| 1 County Name Webster | 2 County Number 91 | 3 Date of Sale/Transfer Mo. <u>09</u> Day <u>12</u> Yr. <u>2024</u> | 4 Date of Deed Mo. <u>09</u> Day <u>12</u> Yr. <u>2024</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Eileen R. Hunter-Sweeney and Martin J. Sweeney Street or Other Mailing Address 7419 Jay Court City Arvada State CO Zip Code 80003 | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See Attached Street or Other Mailing Address 7419 Jay Court City Arvada State CO Zip Code 80003 | |
| Phone Number 3037261611 | | Phone Number 3037261611 | Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Email Address n/a | | Email Address n/a | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |

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

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

8 Type of Deed

| | | | | | | | | | | | |
|---------------------------------------|--------------------------------------|--|-----------------------------------|---------------------------------------|-----------------------------------|---|--------------------------------|----------------------------------|------------------------------------|----------------------------------|--------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Corrective | <input type="checkbox"/> Death Certificate - Transfer on Death | <input type="checkbox"/> Executor | <input type="checkbox"/> Distribution | <input type="checkbox"/> Easement | <input type="checkbox"/> Land Contract/Memo | <input type="checkbox"/> Lease | <input type="checkbox"/> Mineral | <input type="checkbox"/> Partition | <input type="checkbox"/> Sheriff | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Cemetery | <input type="checkbox"/> Conservator | <input type="checkbox"/> Distribution | <input type="checkbox"/> Easement | <input type="checkbox"/> Executor | <input type="checkbox"/> Mineral | <input type="checkbox"/> Land Contract/Memo | <input type="checkbox"/> Lease | <input type="checkbox"/> Mineral | <input type="checkbox"/> Partition | <input type="checkbox"/> Sheriff | <input type="checkbox"/> Other _____ |

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?

| | | | | | | | | | | | | |
|--------------------------------|---------------------------------|--|----------------------------------|---------------------------------------|-----------------------------------|--|------------------------------------|--|---|-------------------------------|---|--|
| <input type="checkbox"/> Buyer | <input type="checkbox"/> Seller | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Auction | <input type="checkbox"/> Court Decree | <input type="checkbox"/> Exchange | <input type="checkbox"/> Grantor Trust | <input type="checkbox"/> Partition | <input type="checkbox"/> Irrevocable Trust | <input checked="" type="checkbox"/> Revocable Trust | <input type="checkbox"/> Sale | <input type="checkbox"/> Trustee to Beneficiary | <input type="checkbox"/> Other (Explain) _____ |
|--------------------------------|---------------------------------|--|----------------------------------|---------------------------------------|-----------------------------------|--|------------------------------------|--|---|-------------------------------|---|--|

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

| | | | |
|------------------------------|--|---|---|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Transfer of remainder interest held by Grantor Eileen R. Hunter-Sweeney | 12 Was real estate purchased for same use? (If No, state the intended use.) |
| | | | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |

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

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

14 What is the current market value of the real property?
\$1,168,270.00

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

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

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

18 Address of Property
Rural farm ground

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Martin J. Sweeney and Eileen R. Hunter-Sweeney, Trustees of the Sweeney and Hunter-Sweeney Family Trust dated July 9, 2013
7419 Jay Court
Arvada, CO 80003

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 2138.

| | | |
|--|-------|------|
| 22 Total purchase price, including any liabilities assumed..... | 22 \$ | 0.00 |
| 23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) | 23 \$ | 1 |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 \$ | 0.00 |


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

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions)
 Yes No

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

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

Zachary K. Gray
Print or Type Name of Grantor or Authorized Representative

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

3089950522
Phone Number
9/18/24
Date

| | | | |
|---|---|--|-------------------|
| 28 Date Deed Recorded Mo. <u>9</u> Day <u>20</u> Yr. <u>24</u> | 29 Value of Stamp or Exempt Number \$ Exempt #4 | 30 Recording Data BR2024 Pg 1803 | For Dept Use Only |
|---|---|--|-------------------|

Line 6 – Grantee's Name

Martin J. Sweeney and Eileen Hunter-Sweeney, Trustees of the Sweeney and Hunter-Sweeney Family Trust dated July 9, 2013, and any amendments thereto

Line 20 – Legal Description

The Southeast Quarter (SE $\frac{1}{4}$) of Section Eleven (11), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska,

AND

Lots One (1) and Two (2) of Section Fourteen (14), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska

State of Nebraska }
County of Webster }

Entered on the

numerical index and filed for record in the
Clerk's office of said county this 20 day
of Sept A.D., 2024 at 10:38
o'clock PM. Recorded in Book 2024
on Page 1803
Abbey Harg County Clerk
AD Deputy
Ind 10.00 Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-20-24
\$ EXEMPTED BY AD

Return Address: Gray Law Firm, P.O. Box 855, Holdrege, Nebraska 68949

QUITCLAIM DEED

Eileen R. Hunter-Sweeney and Martin J. Sweeney, Husband and Wife, GRANTOR, whether one or more, in consideration of Estate Planning Purposes, quitclaims to Martin J. Sweeney and Eileen Hunter-Sweeney, Trustees of the Sweeney and Hunter-Sweeney Family Trust dated July 9, 2013, and any amendments thereto, GRANTEE, whether one or more, GRANTOR's interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE $\frac{1}{4}$) of Section Eleven (11), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska,

AND

Lots One (1) and Two (2) of Section Fourteen (14), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska

Executed: 9/12/24

AMY MICHELLE FRIE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224026908
MY COMMISSION EXPIRES 07/11/2026

Eileen R. Hunter-Sweeney
Eileen R. Hunter-Sweeney

Martin J. Sweeney
Martin J. Sweeney

STATE OF ND)
County of Jefferson) ss.

The foregoing instrument was acknowledged before me on 9/12/24, 2024, by Eileen R. Hunter-Sweeney and Martin J. Sweeney, wife and husband.

Amy Michelle Frie
Notary Public

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | | |
|---|--|--------------------|-----------|---|-------|---------------|-------------|----------------------------|--------|------|-----|--------|
| City No. | Book | Page | Sale Date | School District Code | | Base: 91-0002 | Affiliated: | Unified: | | | | |
| 91 | 2024 | 1812 | 9/24/2024 | | | | | | | | | |
| Location ID | Sale Number | Usability & Code # | | Parcel Number | | | | | | | | |
| 000112600 | 173 | 4 | 06 | GeoCde | Twn | Rng | Sect | Qtr | Subdiv | Area | Blk | Parcel |
| | | | | 4491 | | | 00 | 0 | 10005 | | 022 | 0000 |
| Date of Sale Assessed Value | | | | Date of Sale Property Classification Code | | | | | | | | |
| Land | Improvements | Total | | Status | | | | | | | | |
| 1,640 | 1,545 | 3,185 | | A) 1 | B) 01 | C) 1 | D) 1 | E) 6 | F) 2 | | | |
| Assessor Location: RED CLOUD (RC) | | | | Residential | | | | | | | | |
| | | | | Commercial | | | | | | | | |
| Multiple Improvements: | | | | Multiple Improvements : | | | | | | | | |
| Construction Date: | | | | Construction Date : | | | | | | | | |
| Floor: | | | | Floor Sq. Ft. : | | | | | | | | |
| Building Cost New: | | | | Cost : | | | | | | | | |
| Single Family Style: | | | | Residential Condition: | | | | Commercial Occupancy Code: | | | | |
| (100) <input type="checkbox"/> Mobile Home | (10) <input type="checkbox"/> Worm Out | | | Primary: | | | | Other1: Other2: | | | | |
| (101) <input type="checkbox"/> One Story | (20) <input type="checkbox"/> Badly Worn | | | Commercial Construction Class: | | | | | | | | |
| (102) <input type="checkbox"/> Two Story | (30) <input type="checkbox"/> Average | | | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | | | | | | |
| (103) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | | | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | | | | | | |
| (104) <input type="checkbox"/> 1 1/2 Story | (50) <input type="checkbox"/> Very Good | | | (3) <input type="checkbox"/> Masonry Bearing Walls | | | | | | | | |
| (111) <input type="checkbox"/> Bi-Level | (60) <input type="checkbox"/> Excellent | | | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | | | | | | |
| (106) <input type="checkbox"/> Other | | | | (5) <input type="checkbox"/> Metal Frame and Walls | | | | | | | | |
| Townhouse or Duplex Style: | | | | Residential Quality: | | | | Cost Rank: | | | | |
| (301) <input type="checkbox"/> One Story | (10) <input type="checkbox"/> Low | | | (6) <input type="checkbox"/> Pole Frame | | | | Condition: | | | | |
| (302) <input type="checkbox"/> Two Story | (20) <input type="checkbox"/> Fair | | | (10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out | | | | | | | | |
| (307) <input type="checkbox"/> 1 1/2 Story | (30) <input type="checkbox"/> Average | | | (20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn | | | | | | | | |
| (308) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | | | (30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average | | | | | | | | |
| (309) <input type="checkbox"/> 2 1/2 Story | (50) <input type="checkbox"/> Very Good | | | (40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good | | | | | | | | |
| (304) <input type="checkbox"/> One Story Duplex | (60) <input type="checkbox"/> Excellent | | | (50) <input type="checkbox"/> Very Good | | | | | | | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | | (60) <input type="checkbox"/> Excellent | | | | | | | | |

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

Assessor Comments and Reason for Adjustment:

WD; SOLD TO CITY OF RED CLOUD

Comments from
000112600

Comments:

(Continue on back)

Real Estate Transfer Statement

173

FORM
521

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

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

| | | | |
|--|-----------------|--|---|
| 1 County Name Webster - 91 | 2 County Number | 3 Date of Sale/Transfer Mo. <u>09</u> Day <u>24</u> Yr. <u>2024</u> | 4 Date of Deed Mo. <u>09</u> Day <u>24</u> Yr. <u>2024</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Tony Inman and Crystal Inman Street or Other Mailing Address 736 Deer Rd City Fredericksburg State TX Zip Code 78624 Phone Number (830) 998-2030 | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) City of Red Cloud, Board of Public Trust Street or Other Mailing Address 540 N Webster St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2215 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N/A | |

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

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

8 Type of Deed

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

9 Was transfer part of FRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?

| | | |
|--|---|--|
| <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No | <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____ | <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary |
|--|---|--|

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

Yes No

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

Yes No

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

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

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

2,610.00

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

18 Address of Property
**125 N Seward St
Red Cloud, NE 68970**

18a No address assigned 18b Vacant land

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

See Attached

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

22 Total purchase price, including any liabilities assumed. **22** \$ **5,000,000**

23 Was non-real property included in the purchase?
 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) **23** \$ **0,00**

24 Adjusted purchase price paid for real estate (line 22 minus line 23) **24** \$ **5,000,00**

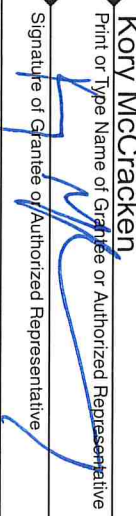
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____.

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

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

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

Print or Type Name of Grantee or Authorized Representative
Kory McCracken

Signature of Grantee or Authorized Representative


Attorney
Title
Date
(402) 746-3613
Phone Number
9/24/2024

Register of Deed's Use Only

28 Date Deed Recorded
Mo. 9 Day 24 Yr. 24

29 Value of Stamp or Exempt Number
\$ 11.25

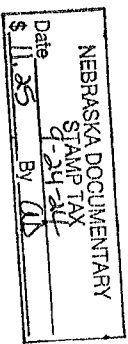
30 Recording Data
BR2024, Pg 1812

For Dept Use Only

Lots Five (5), Six (6) and Seven (7), Block Twenty-two (22), Original Town of Red Cloud,
Webster County, Nebraska.

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 24 day of Sept A.D., 2024, at 3:51 o'clock P.M. Recorded in Book 2024 on Page 1812
Alfred Tandy County Clerk
10:50 County Deputy
Ind Comp Assessor Carded



WARRANTY DEED

Tony Inman and Crystal Inman f/k/a Crystal Scoggins, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to The City of Red Cloud, Board of Public Trust, GRANTEEES, the following described real estate (as defined in Neb. Stat. 76-201):

 Lots Five (5), Six (6) and Seven (7), Block Twenty-two (22), Original Town of Red Cloud, Webster County, Nebraska.

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

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

Executed September 24, 2024.

Tony Inman

Crystal Inman

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 24, 2024, by Tony Inman and Crystal Inman, husband and wife.

Comm. expires _____



Notary Public

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | | | | |
|-----------------------------------|-----------------------------|---------------------|-----------|---|---------------|---------------|-------------|---|-------------|------|------|---|--|--|
| Cnty No. | Book | Page | Sale Date | School District Code | | Base: 91-0002 | Affiliated: | Unified: | | | | | | |
| 91 | 2024 | 1813 | 9/24/2024 | | | | | | | | | | | |
| Location ID | Sale Number | Useability & Code # | | Parcel Number | | | | | | | | | | |
| 000115800 | 174 | 4 | 06 | GeoCde | Twn | Rng | Sect | Qrt | Subdiv | Area | Blk | Parcel | | |
| | Date of Sale Assessed Value | | | 4491 | | 00 | 0 | 10005 | | 025 | 0000 | | | |
| Land | Improvements | Total | | Date of Sale Property Classification Code | | | | | | | | | | |
| 1,095 | 3,780 | 4,875 | | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | | | |
| | | | | A) 1 | B) 01 | C) 1 | D) 1 | E) 6 | F) 1 | | | | | |
| Assessor Location: RED CLOUD (RC) | | | | Residential | | | | | | | | | | |
| | | | | Commercial | | | | | | | | | | |
| Multiple Improvements: | | | | Multiple Improvements : | | | | | | | | | | |
| Construction Date: | | | | Construction Date : | | | | | | | | | | |
| | | | | 1890 | | | | | | | | | | |
| Floor: | | | | Floor Sq. Ft. : | | | | | | | | | | |
| | | | | 976 | | | | | | | | | | |
| Building Cost New: | | | | Cost : | | | | | | | | | | |
| | | | | 94,030 | | | | | | | | | | |
| Single Family Style: 101 | | | | Residential Condition: 10 | | | | Commercial Occupancy Code: | | | | | | |
| | | | | (10) <input type="checkbox"/> Mobile Home | | | | (10) <input checked="" type="checkbox"/> Worn Out | | | | Primary: Other1: Other2: | | |
| | | | | (101) <input checked="" type="checkbox"/> One Story | | | | (20) <input type="checkbox"/> Badly Worn | | | | Commercial Construction Class: | | |
| | | | | (102) <input type="checkbox"/> Two Story | | | | (30) <input type="checkbox"/> Average | | | | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | |
| | | | | (103) <input type="checkbox"/> Split Level | | | | (40) <input type="checkbox"/> Good | | | | (2) <input type="checkbox"/> Reinforced Concrete Frame | | |
| | | | | (104) <input type="checkbox"/> 1 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | | | | (3) <input type="checkbox"/> Masonry Bearing Walls | | |
| | | | | (111) <input type="checkbox"/> Bi-Level | | | | (60) <input type="checkbox"/> Excellent | | | | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | |
| | | | | (106) <input type="checkbox"/> Other | | | | | | | | (5) <input type="checkbox"/> Metal Frame and Walls | | |
| Townhouse or Duplex Style: | | | | Residential Quality: 30 | | | | (6) <input type="checkbox"/> Pole Frame | | | | | | |
| | | | | (301) <input type="checkbox"/> One Story | | | | (10) <input type="checkbox"/> Low | | | | Cost Rank: Condition: | | |
| | | | | (302) <input type="checkbox"/> Two Story | | | | (20) <input type="checkbox"/> Fair | | | | (10) <input type="checkbox"/> Low | | |
| | | | | (307) <input type="checkbox"/> 1 1/2 Story | | | | (30) <input checked="" type="checkbox"/> Average | | | | (10) <input type="checkbox"/> Worn Out | | |
| | | | | (308) <input type="checkbox"/> Split Level | | | | (40) <input type="checkbox"/> Good | | | | (20) <input type="checkbox"/> Average | | |
| | | | | (309) <input type="checkbox"/> 2 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | | | | (30) <input type="checkbox"/> Above Average | | |
| | | | | (304) <input type="checkbox"/> One Story Duplex | | | | (60) <input type="checkbox"/> Excellent | | | | (40) <input type="checkbox"/> High | | |
| | | | | (305) <input type="checkbox"/> Two Story Duplex | | | | | | | | (50) <input type="checkbox"/> Very Good | | |
| | | | | | | | | | | | | (60) <input type="checkbox"/> Excellent | | |

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

Assessor Comments and Reason for Adjustment:

WD; SOLD TO CITY OF RED CLOUD

Comments from
000115800

Comments:

(Continue on back)

24650

Real Estate Transfer Statement

71X

FORM
521

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

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

| | | | |
|---|--|---|--|
| 1 County Name Webster - 91 | 2 County Number | 3 Date of Sale/Transfer Mo. <u>09</u> Day <u>24</u> Yr. <u>2024</u> | 4 Date of Deed Mo. <u>09</u> Day <u>24</u> Yr. <u>2024</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Don Flesner Street or Other Mailing Address 40 N Cedar St, Apt 5 | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) City of Red Cloud, Board of Public Trust Street or Other Mailing Address 540 N Webster St | |
| City Red Cloud | State NE | Zip Code 68970 | City Red Cloud |
| Phone Number (402) 746-3939 | | Phone Number (402) 746-2215 | Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Email Address n/a | | Email Address n/a | |
| 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. | | | |
| (A) Status | (B) Property Type | (C) | |
| <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL | <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational | <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home |
| 8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery | <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death | <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor | <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No | 10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange | <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Granor Trust <input type="checkbox"/> Partition | <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____ |
| 11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | 12 Was real estate purchased for same use? (If No, state the intended use.) <input type="checkbox"/> Yes <input type="checkbox"/> No | 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Aunt or Uncle <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other _____ |
| 14 What is the current market value of the real property? 2,955.00 | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % | 16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 18 Address of Property 310 N Seward St Red Cloud, NE 68970 | 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee | 18a <input type="checkbox"/> No address assigned | 18b <input checked="" type="checkbox"/> 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 \$ | 6,500,100 |
| 23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) | | 23 \$ | 0,100 |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | | 24 \$ | 6,500,100 |
| 25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____. | | | |
| 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2-141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | |
| 27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No | | | |

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

Kory McCracken

Print or Type Name of Grantee or Authorized Representative

Attorney

Title

Signature of Grantee or Authorized Representative

Title

(402) 746-3613

Phone Number

9/24/2024

Date

28 Date Deed Recorded

Mo. 9 Day 24 Yr. 24

Register of Deed's Use Only

29 Value of Stamp or Exempt Number

\$ **15.75**

30 Resolving Data

BR2024, P 1813

For Dept. Use Only

Lots Sixteen (16) and Seventeen (17), Block Twenty-five (25), Original Town of Red Cloud,
Webster County, Nebraska.

State of Nebraska }
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 24 day
of Sept A.D., 2024, at 3:33
o'clock P.M. Recorded in Book 2024
on Page 1813
by Abbey Hing County Clerk
AB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 15-15 By AB
9-24-24

WARRANTY DEED


Don Flesner, a single person, who was also single at the time the deed was filed in Book 2009, page 1914 of the official records of the Webster County, Nebraska Register of Deeds; GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to The City of Red Cloud, Board of Public Trust, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Sixteen (16) and Seventeen (17), Block Twenty-five (25), Original Town of Red Cloud, Webster County, Nebraska.

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

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

Executed September 24, 2024.

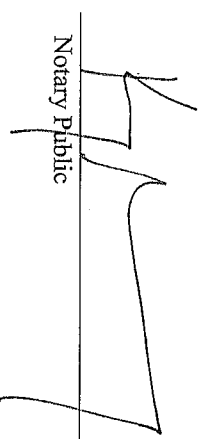

Don Flesner

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 24, 2024, by Don Flesner, a single person.

Comm. expires




Notary Public

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | | |
|---|--|---------------------|-----------|---|--|--------|----------|-------------|-------------|------|-----|--------|
| Cnty No. | Book | Page | Sale Date | School District Code | | | | Unified: | | | | |
| 91 | 2024 | 1814 | 9/24/2024 | Base: 91-0002 | | | | Affiliated: | | | | |
| Location ID | Sale Number | Useability & Code # | | Parcel Number | | | | | | | | |
| 000112800 | 175 | 4 | 06 | GeoCde | Twn | Rng | Sec1 | Qrt | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | 4491 | | | 00 | 0 | 10005 | | 022 | 0000 |
| Land | Improvements | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 1,095 | | 1,095 | | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| Assessor Location: RED CLOUD (RC) | | | | A) 2 | B) 01 | C) 1 | D) 1 | E) 6 | F) 1 | | | |
| Residential | | | | Commercial | | | | | | | | |
| Multiple Improvements: | | | | Multiple Improvements: | | | | | | | | |
| Construction Date: | | | | Construction Date: | | | | | | | | |
| Floor: | | | | Floor Sq. Ft.: | | | | | | | | |
| Building Cost New: | | | | Cost: | | | | | | | | |
| Residential Condition: | | | | Commercial Occupancy Code: | | | | | | | | |
| (100) <input type="checkbox"/> Mobile Home | (10) <input type="checkbox"/> Worn Out | | | Primary: | Other1: | | | Other2: | | | | |
| (101) <input type="checkbox"/> One Story | (20) <input type="checkbox"/> Badly Worn | | | Commercial Construction Class: | | | | | | | | |
| (102) <input type="checkbox"/> Two Story | (30) <input type="checkbox"/> Average | | | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | | | | | | |
| (103) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | | | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | | | | | | |
| (104) <input type="checkbox"/> 1 1/2 Story | (50) <input type="checkbox"/> Very Good | | | (3) <input type="checkbox"/> Masonry Bearing Walls | | | | | | | | |
| (111) <input type="checkbox"/> Bi-Level | (60) <input type="checkbox"/> Excellent | | | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | | | | | | |
| (106) <input type="checkbox"/> Other | | | | (5) <input type="checkbox"/> Metal Frame and Walls | | | | | | | | |
| Townhouse or Duplex Style: | | | | Residential Quality: | | | | | | | | |
| (301) <input type="checkbox"/> One Story | (10) <input type="checkbox"/> Low | | | Cost Rank: | | | | | | | | |
| (302) <input type="checkbox"/> Two Story | (20) <input type="checkbox"/> Fair | | | (10) <input type="checkbox"/> Low | Condition: | | | | | | | |
| (307) <input type="checkbox"/> 1 1/2 Story | (30) <input type="checkbox"/> Average | | | (10) <input type="checkbox"/> Low | (10) <input type="checkbox"/> Worn Out | | | | | | | |
| (308) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | | | (20) <input type="checkbox"/> Average | (20) <input type="checkbox"/> Badly Worn | | | | | | | |
| (309) <input type="checkbox"/> 2 1/2 Story | (50) <input type="checkbox"/> Very Good | | | (30) <input type="checkbox"/> Above Average | (30) <input type="checkbox"/> Average | | | | | | | |
| (304) <input type="checkbox"/> One Story Duplex | (60) <input type="checkbox"/> Excellent | | | (40) <input type="checkbox"/> High | (40) <input type="checkbox"/> Good | | | | | | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | | (50) <input type="checkbox"/> Very Good | (50) <input type="checkbox"/> Very Good | | | | | | | |
| | | | | (60) <input type="checkbox"/> Excellent | (60) <input type="checkbox"/> Excellent | | | | | | | |

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

Assessor Comments and Reason for Adjustment:

WD, SOLD TO CITY OF RED CLOUD

Comments from
000112800

Comments:

(Continue on back)

Real Estate Transfer Statement

175

FORM
521

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

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

| | | | |
|--|--------------------|--|---|
| 1 County Name Webster - 91 | 2 County Number | 3 Date of Sale/Transfer Mo. <u>09</u> Day <u>24</u> Yr. <u>2024</u> | 4 Date of Deed Mo. <u>09</u> Day <u>17</u> Yr. <u>2024</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Marjorie Kirkpatrick Street or Other Mailing Address 113 N Seward St | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) City of Red Cloud, Board of Public Trust Street or Other Mailing Address 540 N Webster St | |
| City Red Cloud | State NE | Zip Code 68970 | City Red Cloud |
| Phone Number (830) 370-4504 | | Phone Number (402) 746-2215 | Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Email Address N/A | | Email Address N/A | |

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

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

8 Type of Deed

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?

| | | | | | |
|--|--|--|---|---|--|
| <input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Seller | <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition | <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____ | <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty | <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warrantly |
|--|--|--|---|---|--|

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

Yes No

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

Yes No

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

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

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

1,095.00

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

18 Address of Property

**105 N Seward St
Red Cloud, NE 68970**

18a No address assigned **18b** Vacant land

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

Same as Grantee

See Attached

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

22 Total purchase price, including any liabilities assumed.

| | | |
|----|----|----------------|
| 22 | \$ | 250,100 |
| 23 | \$ | 0,100 |
| 24 | \$ | 250,100 |

23 Was non-real property included in the purchase?

Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions)

24 Adjusted purchase price paid for real estate (line 22 minus line 23)

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

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2-141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)

Yes No

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

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

Kory McCracken

Print or Type Name of Grantor or Authorized Representative

here

Signature of Grantee or Authorized Representative

Attorney

Title

(402) 746-3613

Phone Number

9/24/2024

Date

28 Date Deed Recorded

Mo. 9 Day 24 Yr. 24

29 Value of Stamp or Exempt Number

\$ 2.25

30 Recording Data

BR2024, Pg 1814

For Dept Use Only

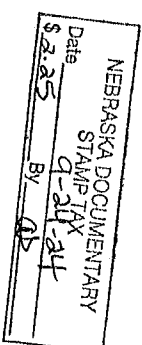
Lots Eleven (11) and Twelve (12), Block Twenty-two (22), Original Town of Red Cloud,
Webster County, Nebraska.

State of Nebraska }
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 24 day
of Sept A. D., 2024 at 3:30
o'clock P. M. Recorded in Book 2024
on Page 1814

Chelsey King County Clerk
10.00 Deputy
Ind Comp Assessor Carded

BOOK 2024 PAGE 1814



WARRANTY DEED

Marjorie Kirkpatrick, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to The City of Red Cloud, Board of Public Trust, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

 Lots Eleven (11) and Twelve (12), Block Twenty-two (22), Original Town of Red Cloud, Webster County, Nebraska.

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

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

Executed September 17, 2024.

Marjorie A. Kirkpatrick
Marjorie Kirkpatrick

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 17, 2024, by Marjorie Kirkpatrick, a single person.

Comm. expires



[Signature]
Notary Public

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | | |
|---|-----------------------------|--------------------|-----------|---|---|--------|----------|---|-------------|---------|-----|--------|
| Cntry No. | Book | Page | Sale Date | School District Code | | | | Unified: | | | | |
| 91 | 2024 | 1815 | 9/24/2024 | Base: 91-0002 | | | | Affiliated: | | | | |
| Location ID | Sale Number | Usability & Code # | | Parcel Number | | | | | | | | |
| 000112700 | 176 | 4 | 06 | GeoCde | Twn | Rng | Sect | Qrt | Subdv | Area | Blk | Parcel |
| | Date of Sale Assessed Value | | | 4491 | | | 00 | 0 | 10005 | | 022 | 0000 |
| Land | Improvements | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 1,640 | 2,075 | 3,715 | | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| Assessor Location: RED CLOUD (RC) | | | | A) 1 | B) 01 | C) 1 | D) 1 | E) 6 | F) 2 | | | |
| | | | | Residential | | | | Commercial | | | | |
| Multiple Improvements: | | | | Multiple Improvements: | | | | Multiple Improvements: | | | | |
| Construction Date: 1880 | | | | Construction Date: 1880 | | | | Construction Date: | | | | |
| Floor: 1,172 | | | | Floor Sq. Ft.: 1,172 | | | | Floor Sq. Ft.: | | | | |
| Building Cost New: 109,210 | | | | Cost: 109,210 | | | | Cost: | | | | |
| Single Family Style: 101 | | | | Residential Condition: 10 | | | | Commercial Occupancy Code: | | | | |
| (100) <input type="checkbox"/> Mobile Home | | | | (10) <input checked="" type="checkbox"/> Worn Out | Primary: | | | Other1: | | Other2: | | |
| (101) <input checked="" type="checkbox"/> One Story | | | | (20) <input type="checkbox"/> Badly Worn | Commercial Construction Class: | | | | | | | |
| (102) <input type="checkbox"/> Two Story | | | | (30) <input type="checkbox"/> Average | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | | | | | |
| (103) <input type="checkbox"/> Split Level | | | | (40) <input type="checkbox"/> Good | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | | | | | |
| (104) <input type="checkbox"/> 1 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | (3) <input type="checkbox"/> Masonry Bearing Walls | | | | | | | |
| (111) <input type="checkbox"/> Bi-Level | | | | (60) <input type="checkbox"/> Excellent | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | | | | | |
| (106) <input type="checkbox"/> Other | | | | | (5) <input type="checkbox"/> Metal Frame and Walls | | | | | | | |
| Townhouse or Duplex Style: | | | | Residential Quality: 30 | | | | (6) <input type="checkbox"/> Pole Frame | | | | |
| (301) <input type="checkbox"/> One Story | | | | (10) <input type="checkbox"/> Low | Cost Rank: | | | | | | | |
| (302) <input type="checkbox"/> Two Story | | | | (20) <input type="checkbox"/> Fair | (10) <input type="checkbox"/> Low | | | | | | | |
| (307) <input type="checkbox"/> 1 1/2 Story | | | | (30) <input checked="" type="checkbox"/> Average | (20) <input type="checkbox"/> Average | | | | | | | |
| (308) <input type="checkbox"/> Split Level | | | | (40) <input type="checkbox"/> Good | (30) <input type="checkbox"/> Above Average | | | | | | | |
| (309) <input type="checkbox"/> 2 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | (40) <input type="checkbox"/> High | | | | | | | |
| (304) <input type="checkbox"/> One Story Duplex | | | | (60) <input type="checkbox"/> Excellent | (50) <input type="checkbox"/> Very Good | | | | | | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | | | (60) <input type="checkbox"/> Excellent | | | | | | | |

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

Assessor Comments and Reason for Adjustment:

WD, SOLD TO CITY OF RED CLOUD

Comments from
000112700

Comments:

(Continue on back)

Real Estate Transfer Statement

176

FORM
521

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

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

| | | | |
|--------------------------------------|-----------------|--|---|
| 1 County Name Webster - 91 | 2 County Number | 3 Date of Sale/Transfer Mo. <u>09</u> Day <u>24</u> Yr. <u>2024</u> | 4 Date of Deed Mo. <u>09</u> Day <u>24</u> Yr. <u>2024</u> |
|--------------------------------------|-----------------|--|---|

| | |
|--|--|
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Suzanne Youman Street or Other Mailing Address 113 N Seward St | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) City of Red Cloud, Board of Public Trust Street or Other Mailing Address 540 N Webster St |
|--|--|

| | | | | | |
|---------------------------------------|---|---|---------------------------------------|---|--|
| City Red Cloud | State NE | Zip Code 68970 | City Red Cloud | State NE | Zip Code 68970 |
| Phone Number (830) 370-4504 | Is the grantee a 501(c)(3) organization? If Yes, Is the grantee a 509(a) foundation? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Phone Number (402) 746-2215 | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Email Address n/a | Email Address n/a | | | | |

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

| (A) Status | (B) Property Type | (C) |
|------------|-------------------|-----|
|------------|-------------------|-----|

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

8 Type of Deed

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?

| | | | | | | | | | |
|---------------------------------------|-----------------------------------|--|------------------------------------|--------------------------------------|--|---|--|---|--|
| <input type="checkbox"/> Buyer | <input type="checkbox"/> Seller | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Auction | <input type="checkbox"/> Easement | <input type="checkbox"/> Gift | <input type="checkbox"/> Foreclosure | <input type="checkbox"/> Irrevocable Trust | <input type="checkbox"/> Revocable Trust | <input type="checkbox"/> Transfer on Death |
| <input type="checkbox"/> Court Decree | <input type="checkbox"/> Exchange | <input type="checkbox"/> Grantor Trust | <input type="checkbox"/> Partition | <input type="checkbox"/> Life Estate | <input checked="" type="checkbox"/> Sale | <input type="checkbox"/> Satisfaction of Contract | <input type="checkbox"/> Other (Explain) _____ | <input type="checkbox"/> Trustee to Beneficiary | |

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

| | | |
|---|-----------------------------|---|
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | 12 Was real estate purchased for same use? (If No, state the intended use.) |
| | | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |

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

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

14 What is the current market value of the real property?
3,585.00

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

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

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

18 Address of Property
**113 N Seward St
Red Cloud, NE 68970**

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

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

| | |
|---|-----------------------|
| 21 If agricultural, list total number of acres transferred in this transaction _____. | |
| 22 Total purchase price, including any liabilities assumed. | 22 \$ 4,750,00 |
| 23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list) (see instructions) | 23 \$ 0,00 |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 \$ 4,750,00 |

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

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

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

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

Kory McCracken

Print or Type Name of Grantee or Authorized Representative

Attorney

Title

(402) 746-3613

Phone Number

9/24/2024

Date

sign here

Signature of Grantee or Authorized Representative

Register of Deed's Use Only

For Dept Use Only

| | | |
|---|---|--|
| 28 Date Deed Recorded Mo. <u>9</u> Day <u>24</u> Yr. <u>24</u> | 29 Value of Stamp or Exempt Number \$ <u>11.25</u> | 30 Recording Data BR2024, Pg 18/15 |
|---|---|--|

Lots Eight (8), Nine (9) and Ten (10), Block Twenty-two (22), Original Town of Red Cloud,
Webster County, Nebraska.

State of Nebraska }
County of Webster }

Entered on the

numerical index and filed for record in the

Clerk's office of said county this 24 day

of Sept., 2024, at 4:01

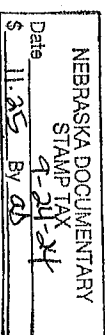
o'clock pm recorded in Book 2024

or Page 1815

Abbey Young County Clerk

AD Deputy

Ind 10:00 Assessor: Carded



WARRANTY DEED

Suzanne Youman, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to The City of Red Cloud, Board of Public Trust, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Eight (8), Nine (9) and Ten (10), Block Twenty-two (22), Original Town of Red Cloud, Webster County, Nebraska.

"The structure above described is hereby conveyed subject to the conditions, restriction, and limitations hereinafter set forth that shall be considered as covenants running with the structure that the grantee, his heirs, and assigns covenant and agree, to the event that premises are sold or otherwise disposed of, will be inserted in the instrument of conveyance."

COVENANTS

I. The structure will be rehabilitated and maintained in accordance with the recommended approaches in "The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation of Historic Buildings" (Revised 1983).

II. The above restrictions shall be binding on the parties hereto, their heirs, successors, and assigns in perpetuity; however, the Nebraska State Historic Preservation Officer may, for good cause, modify or cancel any or all of the foregoing restrictions upon written application of the grantee, his heirs or assigns.

III. The acceptance of the delivery of this document shall constitute conclusive evidence of the agreement of the grantee, to be bound by the conditions, restrictions, and limitations and to perform the obligations herein set forth.

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

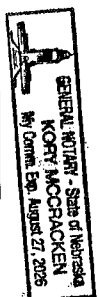
Executed September 24, 2024.

Suzanne Youman
Suzanne Youman

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 24, 2024, by Suzanne Youman, a single person.

Comm. expires



Notary Public

[Signature]

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | | |
|---|--|---|--|-----------------------------|-------|-----------------|------|--------|---------|-----|--------|--|
| City No. | Book | Page | Sale Date | School District Code | | Unified: | | | | | | |
| 91 | 2024 | 1838 | 9/23/2024 | Base: 91-0074 | | Affiliated: | | | | | | |
| Location ID | Sale Number | Usability & Code # | Parcel Number | | | | | | | | | |
| 000302201 | 177 | 1 | GeoCde | Twn | Rng | Sect | Qtr | Subdiv | Area | Blk | Parcel | |
| Date of Sale Assessed Value | | | 4133 | | | 00 | 0 | 20005 | | 005 | 0000 | |
| Land | Improvements | Total | Date of Sale Property Classification Code | | | | | | | | | |
| 4,990 | | 4,990 | Status | A) 2 | B) 01 | C) 1 | D) 1 | E) 6 | F) 2 | | | |
| Assessor Location: BLUE HILL (BH) | | | Residential | | | | | | | | | |
| Multiple Improvements: | | | Commercial | | | | | | | | | |
| Construction Date: | | | Multiple Improvements: | | | | | | | | | |
| Floor: | | | Construction Date: | | | | | | | | | |
| Building Cost New: | | | Floor Sq. Ft.: | | | | | | | | | |
| Cost: | | | Cost: | | | | | | | | | |
| Residential Condition: | | | Commercial Occupancy Code: | | | | | | | | | |
| (100) <input type="checkbox"/> Mobile Home | (10) <input type="checkbox"/> Worn Out | Primary: | Other1: | | | | | | Other2: | | | |
| (101) <input type="checkbox"/> One Story | (20) <input type="checkbox"/> Badly Worn | Commercial Construction Class: | | | | | | | | | | |
| (102) <input type="checkbox"/> Two Story | (30) <input type="checkbox"/> Average | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | | | | | | | | |
| (103) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | | | | | | | | |
| (104) <input type="checkbox"/> 1 1/2 Story | (50) <input type="checkbox"/> Very Good | (3) <input type="checkbox"/> Masonry Bearing Walls | | | | | | | | | | |
| (111) <input type="checkbox"/> Bi-Level | (60) <input type="checkbox"/> Excellent | (4) <input type="checkbox"/> Wood or Steel Framed Ext Walls | | | | | | | | | | |
| (106) <input type="checkbox"/> Other | | (5) <input type="checkbox"/> Metal Frame and Walls | | | | | | | | | | |
| Townhouse or Duplex Style: | | | (6) <input type="checkbox"/> Pole Frame | | | | | | | | | |
| Residential Quality: | | | Cost Rank: | | | | | | | | | |
| (301) <input type="checkbox"/> One Story | (10) <input type="checkbox"/> Low | Condition: | | | | | | | | | | |
| (302) <input type="checkbox"/> Two Story | (20) <input type="checkbox"/> Fair | (10) <input type="checkbox"/> Low | | | | | | | | | | |
| (307) <input type="checkbox"/> 1 1/2 Story | (30) <input type="checkbox"/> Average | (20) <input type="checkbox"/> Low | | | | | | | | | | |
| (308) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | (20) <input type="checkbox"/> Average | | | | | | | | | | |
| (309) <input type="checkbox"/> 2 1/2 Story | (50) <input type="checkbox"/> Very Good | (30) <input type="checkbox"/> Average | | | | | | | | | | |
| (304) <input type="checkbox"/> One Story Duplex | (60) <input type="checkbox"/> Excellent | (40) <input type="checkbox"/> Above Average | | | | | | | | | | |
| (305) <input type="checkbox"/> Two Story Duplex | | (40) <input type="checkbox"/> High | | | | | | | | | | |
| | | | (50) <input type="checkbox"/> Very Good | | | | | | | | | |
| | | | (60) <input type="checkbox"/> Excellent | | | | | | | | | |

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

Assessor Comments and Reason for Adjustment:

WD

Comments from
000302201

Comments:

(Continue on back)

6132

NEBRASKA

Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

177

FORM
521

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

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

| | | | |
|---|-----------------|--|---|
| 1 County Name Webster - 91 | 2 County Number | 3 Date of Sale/Transfer Mo. <u>09</u> Day <u>23</u> Yr. <u>24</u> | 4 Date of Deed Mo. <u>09</u> Day <u>23</u> Yr. <u>24</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Timothy J. Gilbert and Julie A. Gilbert Street or Other Mailing Address PO Box 372 City Blue Hill State NE Zip Code 68930 Phone Number (402) 469-1959 | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) JL's Premier Custom Building, L.L.C. Street or Other Mailing Address 404 S Hickory St City Blue Hill State NE Zip Code 68930 Phone Number (308) 390-9113 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N/A | |

| | | | |
|--|--|--|--|
| 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. | (A) Status | (B) Property Type | (C) |
| | <input type="checkbox"/> Improved <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Industrial <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> Multi-Family <input type="checkbox"/> Agricultural <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt <input type="checkbox"/> IOLL <input type="checkbox"/> Commercial <input type="checkbox"/> Recreational | <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty | |
| 8 Type of Deed | <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty | | |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? | <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____ | | |
| 11 Was ownership transferred in full? (If No, explain the division.) | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | 12 Was real estate purchased for same use? (If No, state the intended use.) | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child | | |
| 14 What is the current market value of the real property? | 4,990.00 | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % |
| 16 Does this conveyance divide a current parcel of land? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 18 Address of Property No street address Blue Hill, NE 68930 | | 19 Name and Address of Person to Whom the Tax Statement Should be Sent | Same as Grantee |

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

18a No address assigned 18b Vacant land

See attached

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

| | | | |
|--|----|----|------------------|
| 22 Total purchase price, including any liabilities assumed..... | 22 | \$ | 12,500.00 |
| 23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (See instructions) | 23 | \$ | 0.00 |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 | \$ | 12,500.00 |

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

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

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

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

Kory McCracken
Print or Type Name of Grantee or Authorized Representative

Attorney
Title

here
Signature of Grantee or Authorized Representative

(402) 746-3613
Phone Number
10/1/2024
Date

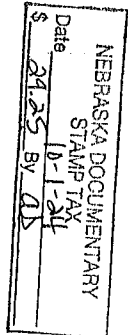
| | | | |
|---|---|--|-------------------|
| 28 Date Deed Recorded Mo. <u>10</u> Day <u>1</u> Yr. <u>24</u> | 29 Value of Stamp or Exempt Number \$ <u>29.25</u> | 30 Recording Data BR2024, P 1838 | For Dept Use Only |
|---|---|--|-------------------|

Register of Deed's Use Only

The East Half of Lot Eight (8), and all of Lots Nine (9) and Ten (10), Block Five (5), Original
Town of Blue Hill, Webster County, Nebraska.

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 1 day of Oct A.D., 20 24, at 10:47 o'clock AM. Recorded in Book 2024 on Page 1838
Quincy Hwang County Clerk
AD Deputy
Ind Comp Assessor Carded



WARRANTY DEED

Timothy J. Gilbert and Julie A. Gilbert, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to JL's Premier Custom Building, L.L.C., a Nebraska limited liability company, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East Half of Lot Eight (8), and all of Lots Nine (9) and Ten (10), Block Five (5), Original Town of Blue Hill, Webster County, Nebraska.

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

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

Executed 9-23, 2024.

Timothy J. Gilbert

Julie A. Gilbert

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on Sept 23, 2024 2024, by Timothy J. Gilbert and Julie A. Gilbert, husband and wife.

Comm. expires May 8, 2028

Notary Public



Residential & Commercial Sales Worksheet

| | | | | | | | | | | | |
|---|--|---|---|----------------------|---------|-------------|----------------------------|-------------|------|------|--------|
| Cntry No. | Book | Page | Sale Date | School District Code | | Unified: | | | | | |
| 91 | 2024 | 1839 | 10/1/2024 | Base: 91-0002 | | Affiliated: | | | | | |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | | | | | | | |
| 000127400 | 178 | 1 | Geo/Cde | Twn | Rng | Sect | Qtr | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | 4371 | | 00 | 0 | 10020 | | 011 | 0000 | |
| Land | Improvements | Total | Date of Sale Property Classification Code | | | | | | | | |
| 1,640 | | 1,640 | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| Assessor Location: RED CLOUD (RC) | | | A) 2 | B) 01 | C) 1 | D) 1 | E) 6 | F) 2 | | | |
| | | | Residential | | | | Commercial | | | | |
| Multiple Improvements: | | | Multiple Improvements : | | | | | | | | |
| Construction Date: | | | Construction Date : | | | | | | | | |
| Floor: | | | Floor Sq. Ft. : | | | | | | | | |
| Building Cost New: | | | Cost : | | | | | | | | |
| Single Family Style: | | | Residential Condition: | | | | Commercial Occupancy Code: | | | | |
| (100) <input type="checkbox"/> Mobile Home | (10) <input type="checkbox"/> Worn Out | Primary: | Other1: | | Other2: | | | | | | |
| (101) <input type="checkbox"/> One Story | (20) <input type="checkbox"/> Badly Worn | Commercial Construction Class: | | | | | | | | | |
| (102) <input type="checkbox"/> Two Story | (30) <input type="checkbox"/> Average | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | | | | | | | |
| (103) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | | | | | | | |
| (104) <input type="checkbox"/> 1 1/2 Story | (50) <input type="checkbox"/> Very Good | (3) <input type="checkbox"/> Masonry Bearing Walls | | | | | | | | | |
| (111) <input type="checkbox"/> Bi-Level | (60) <input type="checkbox"/> Excellent | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | | | | | | | |
| (106) <input type="checkbox"/> Other | | (5) <input type="checkbox"/> Metal Frame and Walls | | | | | | | | | |
| Townhouse or Duplex Style: | | | Residential Quality: | | | | Cost Rank: | | | | |
| (301) <input type="checkbox"/> One Story | (10) <input type="checkbox"/> Low | Condition: | | | | | | | | | |
| (302) <input type="checkbox"/> Two Story | (20) <input type="checkbox"/> Fair | (10) <input type="checkbox"/> Low | | | | | | | | | |
| (307) <input type="checkbox"/> 1 1/2 Story | (30) <input type="checkbox"/> Average | (20) <input type="checkbox"/> Average | | | | | | | | | |
| (308) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | (30) <input type="checkbox"/> Above Average | | | | | | | | | |
| (309) <input type="checkbox"/> 2 1/2 Story | (50) <input type="checkbox"/> Very Good | (40) <input type="checkbox"/> High | | | | | | | | | |
| (304) <input type="checkbox"/> One Story Duplex | (60) <input type="checkbox"/> Excellent | (50) <input type="checkbox"/> Very Good | | | | | | | | | |
| (305) <input type="checkbox"/> Two Story Duplex | | (60) <input type="checkbox"/> Excellent | | | | | | | | | |

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

Assessor Comments and Reason for Adjustment:

qcd

Comments from
000127400

Comments:

(Continue on back)

Real Estate Transfer Statement

178

FORM
521

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

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

| | | | |
|--|-----------------|---|--|
| 1 County Name | 2 County Number | 3 Date of Sale/Transfer Mo. <u>09</u> Day <u>1</u> Yr. <u>2024</u> | 4 Date of Deed Mo. <u>09</u> Day <u>27</u> Yr. <u>2024</u> |
| Webster - 91 | | | |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Charles E. Lewis and Barbra Lewis Street or Other Mailing Address 327 W 3rd Ave City Red Cloud State NE Zip Code 68970 Phone Number (402) 768-8291 Email Address N/A | | | |
| 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Eugene I. Mast Street or Other Mailing Address 605 N Elm St City Red Cloud State NE Zip Code 68970 Phone Number (917) 392-5781 Email Address N/A | | | |
| | | Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |

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

| (A) Status | (B) Property Type | (C) |
|--|--|---|
| <input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL | <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing | <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home |
| 8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death | <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty | <input type="checkbox"/> Other _____ <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____ |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No | 10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Forfeiture <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____ | <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____ |
| 11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | 12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child | <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child | <input type="checkbox"/> Other _____ |
| 14 What is the current market value of the real property? 1,640.00 | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % | |
| 16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| 18 Address of Property 814 N Elm St Red Cloud, NE 68970 | 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee | |
| 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land | | |
| 20 Legal Description (Attach additional pages, if needed.) Lots 20, 21 + 22, Block 11, Smith+ More's Addition to Red Cloud, Webster County, Nebraska | | |

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

22 Total purchase price, including any liabilities assumed 22 \$ 4,000.00

23 Was non-real property included in the purchases?
 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 \$ 0.00

24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 4,000.00

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

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

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

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

Kory McCracken

Print or Type Name of Grantee or Authorized Representative

sign

Signature of Grantee or Authorized Representative

Attorney

Title

(402) 746-3613
Phone Number
9/27/2024
Date

28 Date Deed Recorded

Mo. 10 Day 24 Yr. 24

29 Value of Stamp or Exempt Number \$ 9.00

30 Recording Data

BR2024, Pg 1839

For Dept Use Only

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 1 day of 02 A.D., 2024, at 10:50 o'clock AM, Recorded in Book 2024 on Page 1839

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-1-24
\$ 9.00 By AB

Abby Tang County Clerk
10.00 Deputy
Ind Comp Assessor Carded

QUITCLAIM DEED

Charles E. Lewis and Barbara Lewis, husband and wife, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, quitclaims and conveys to Eugene I. Mast, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Twenty (20), Twenty-one (21) and Twenty-two (22), Block Eleven (11), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

Executed September 21, 2024.

Charles E. Lewis
Charles E. Lewis

Barbara Lewis
Barbra Lewis

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 21, 2024, by Charles E. Lewis and Barbara Lewis, husband and wife.

Comm. expires



[Signature]
Notary Public

Agricultural Land Sales Worksheet

| City No. | Book | Page | Sale Date | School District Code | | Unified: | | | | | |
|-------------------|-----------------------------|---------------------|---|----------------------|-------------|-------------------|-----------|-------------|------|-----|--------|
| 91 | 2024 | 1840 | 10/1/2024 | Base: 01-0123 | Affiliated: | | | | | | |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | | | Parcel | | | | |
| 002110505 | 179 | 4 05 | GeoCode | Twn | Range | Sect | Qtr | Subdiv | Area | Blk | Parcel |
| | Date of Sale Assessed Value | | 4131 | 4 | 11 | 16 | 0 | 00000 | 1 | 000 | 0370 |
| Land | Improvements | Total | Date of Sale Property Classification Code | | | | | | | | |
| 41,860 | 263,890 | 305,750 | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| | Irrigation Type: | | A) 1 | B) 05 | C) 5 | D) 3 | E) 0 | F) 5 | | | |
| LOG ACRES: VALUE: | | | LOG ACRES: VALUE: | | | LOG ACRES: VALUE: | | | | | |
| IRRIGATED 1A1 | | | GRASSLAND 1G1 | | 0.210 | | | | | | 325 |
| 1A | | | 1G | | 1.740 | | | | | | 2,695 |
| 2A1 | | | 2G1 | | | | | | | | |
| 2A | | | 2G | | | | | | | | |
| 3A1 | | | 3G1 | | | | | | | | |
| 3A | | | 3G | | | | | | | | |
| 4A1 | | | 4G1 | | | | | | | | |
| 4A | | | 4G | | | | | | | | |
| DRYLAND 1D1 | | | Shelherbelt/Timber | | | | | | | | |
| 1D | | | Accretion | | | | | | | | |
| 2D1 | | | Waste | | | | | | | | |
| 2D | | | Other | | | | | | | | |
| 3D1 | | | AG LAND TOTAL | | | | | | | | |
| 3D | | | Roads | | 0.340 | | | | | | 3,020 |
| 4D1 | | | Farm Sites | | 1.000 | | | | | | 13,840 |
| 4D | | | Home Sites | | 1.000 | | | | | | 25,000 |
| | | | Recreation | | | | | | | | |
| Dwellings | | 226,010 | Other | | | | | | | | |
| Outbuildings | | 37,880 | Non-AG TOTAL | | 2.340 | | | | | | 38,840 |

Assessor's Adjustment to Sale Price (+ or -): Total Recapture Value:

Assessor Comments and Reason for Adjustment: WD; TRANSFER TO REVOCABLE TRUST

Comments from 002110505 Comments:

(Continue on back)

10370

NEBRASKA

Real Estate Transfer Statement

179

FORM 521

Good Life, Great Service
DEPARTMENT OF REVENUE

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

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

| | | | |
|--------------------------------------|--|---|--|
| 1 County Name Webster - 91 | 2 County Number <input checked="" type="checkbox"/> | 3 Date of Sale/Transfer Mo. <u>10</u> Day <u>1</u> Yr. <u>2024</u> | 4 Date of Deed Mo. <u>10</u> Day <u>1</u> Yr. <u>2024</u> |
|--------------------------------------|--|---|--|

| | |
|--|--|
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Berns Family Farms, LLC Street or Other Mailing Address 912 Road X | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) David K. Berns, Trustee & Sharon G. Berns, Trustee Street or Other Mailing Address 912 Road X |
|--|--|

| | | |
|---------------------------------------|---|--|
| City Bladen | State NE | Zip Code 68928 |
| Phone Number (402) 705-9174 | Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Email Address n/a | City Bladen | State NE |
| | Phone Number (402) 705-9174 | Zip Code 68928 |
| | Email Address n/a | |

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

| | | |
|------------|-------------------|-----|
| (A) Status | (B) Property Type | (C) |
|------------|-------------------|-----|

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

8 Type of Deed

| | | | | | | | |
|---------------------------------------|--|-----------------------------------|----------------------------------|--|--|--|--------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Corrective | <input type="checkbox"/> Easement | <input type="checkbox"/> Lease | <input type="checkbox"/> Personal Rep. | <input type="checkbox"/> Trust/Trustee | <input checked="" type="checkbox"/> Warranty | <input type="checkbox"/> Other |
| <input type="checkbox"/> Cemetery | <input type="checkbox"/> Death Certificate - Transfer on Death | <input type="checkbox"/> Executor | <input type="checkbox"/> Mineral | <input type="checkbox"/> Quit Claim | | | |

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?

| | | | | | | | | | |
|---------------------------------------|-----------------------------------|--|------------------------------------|---|--|--|--|--|---|
| <input type="checkbox"/> Buyer | <input type="checkbox"/> Seller | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Auction | <input type="checkbox"/> Easement | <input type="checkbox"/> Gift | <input type="checkbox"/> Irrevocable Trust | <input type="checkbox"/> Revocable Trust | <input type="checkbox"/> Transfer on Death | <input type="checkbox"/> Trustee to Beneficiary |
| <input type="checkbox"/> Court Decree | <input type="checkbox"/> Exchange | <input type="checkbox"/> Grantor Trust | <input type="checkbox"/> Partition | <input type="checkbox"/> Satisfaction of Contract | <input type="checkbox"/> Other (Explain) | | | | |

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

Yes No

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

Yes No

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

Yes No

Aunt or Uncle

Niece or Nephew

Brothers and Sisters

Grandparents and Grandchild

Parents and Child

Spouse

Step-parent and Step-child

Other

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

305,750.00

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

Yes No

18 Address of Property
912 Road X
Bladen, NE 68928

19 Name and Address of Person to Whom the Tax Statement Should be Sent
David K. Berns, Trustee & Sharon G. Berns, Trustee
912 Road X
Bladen, NE 68928

18a No address assigned 18b Vacant land

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

| | |
|---|--|
| 21 If agricultural, list total number of acres transferred in this transaction | 4.29± |
| 22 Total purchase price, including any liabilities assumed | 0.00 |
| 23 Was non-real property included in the purchase? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 0.00 |
| 25 If this transfer is exempt from the documentary stamp tax, list the exemption number | 5B |
| 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 27 If yes, is the required affidavit attached to this filing? | <input type="checkbox"/> Yes <input type="checkbox"/> No |

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

David K. Berns, Trustee OR Sharon G. Berns, Trustee

sign here

Print & Type Name of Grantor or Authorized Representative

Signature of Grantor or Authorized Representative

Grantee

Title

Phone Number **(402) 705-9174**

Date **10-1-24**

| | | | |
|---|---|--|--------------------|
| 28 Date Deed Recorded Mo. <u>10</u> Day <u>1</u> Yr. <u>24</u> | 29 Value of Stamp or Exempt Number \$ Exempt # 5b | 30 Recording Data BK2024, Pg 8 | For Dept. Use Only |
|---|---|--|--------------------|

ATTACHMENT TO
REAL ESTATE
TRANSFER STATEMENT

5. Grantor's Name (Seller):

Berns Family Farms, LLC, a Nebraska Limited Liability Company

6. Grantee's Name (Buyer):

David K. Berns, Trustee of the David K. Berns Revocable Trust dated February 27, 2004 and Sharon G. Berns, Trustee of the Sharon G. Berns Revocable Trust dated February 27, 2004, as equal tenants in common

20. Legal Description:

A tract of land located in the Southwest Quarter (SW $\frac{1}{4}$) of Section Sixteen (16), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Beginning at the Southwest Corner of said Section 16; thence N 00° 11' 54" W (assumed bearing) on the West line of said Southwest Quarter, a distance of 478.00 feet; thence N 90° 00' 00" E, a distance of 585.65 feet; thence S 43° 47' 50" E, a distance of 346.36 feet to the West line of a tract of land surveyed by Parks in 2011; thence S 00° 00' 05" W on said West line, a distance of 228.00 feet to the South line of said Southwest Quarter; thence N 90° 00' 00" W on said south line, a distance of 823.71 feet to the point of beginning (containing 8.36 acres, more or less, including 0.62 acres of county road right-of-way); EXCEPT A tract of land located in the Southwest Quarter (SW $\frac{1}{4}$) of said Section Sixteen (16), more particularly described as follows: Beginning at the Southwest Corner of said Section 16 thence N 00° 11' 54" W (assumed bearing) on the West line of said Southwest Quarter, a distance of 478.00 feet; thence N 90° 00' 00" E, a distance of 364.5 feet; thence South a distance of 478.00 feet to the South line of said Southwest Quarter; thence N 90° 00' 00" W on said South line, a distance of 364.5 feet to the point of beginning.

Certificate of Exemption – Documentary Stamp Tax

• Documentary Stamp Tax – Neb. Rev. Stat. § 76-902(5)(b)

Is the conveyance between members of a family and a corporation where all stock is owned by members of the same family or a partnership or limited liability company where all interest is owned by members of the same family ~~entity~~, and all shareholders of the corporation or members of the partnership or limited liability company are family members related to one another within the fourth degree of kindred?

Yes No

If No, is conveyance between two family entities where all stock or interest in both entities is owned by members of the same family and all owners are family members related to one another within the fourth degree of kindred?

Yes No

Note: An entity, as Grantor or Grantee, whose stock or interest is owned in whole or in part by another entity is not eligible for this exemption.

Grantors (if entity, provide name of entity and list all members in table below. If individuals, list all in table below.)
Berns Family Farms, LLC

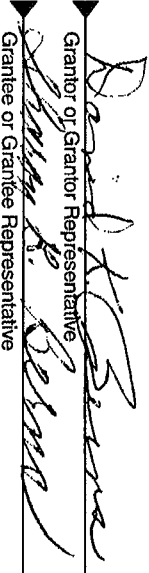

| Members of Entity or Individuals | Relationship to First Listed Member or Grantor (see Table of Kindred) |
|---|--|
| David K. Berns, Trustee of the David K. Berns Rev Trust | Member/Husband |
| Sharon G. Berns, Trustee of the Sharon G. Berns Rev Trust | Member/Wife |
| | |
| | |
| | |

Grantees (if entity, provide name of entity and list all members in table below. If individuals, list all in table below.)

| Members of Entity or Individuals | Relationship to First Listed Member or Grantor (see Table of Kindred) |
|---|--|
| David K. Berns, Trustee of the David K. Berns Rev Trust | Husband |
| Sharon G. Berns, Trustee of the Sharon G. Berns Rev Trust | Wife |
| | |
| | |
| | |

Under penalties of law, I declare that the information provided above is true, complete, and correct and that I am familiar with all of the relevant details of the conveyance information described above.

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

sign here
 **Grantor** 10-1-24
 Grantor or Grantor Representative Title Date
 **Grantee** 10-1-24
 Grantee or Grantee Representative Title Date

This Certificate of Exemption is to be filed with the Real Estate Transfer Statement, Form 521, when exemption #5b is claimed in Item 25 on the Form 521.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 10/01/24
By AS
\$ EX05b

BK 2024, Pg 1840

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 01 day
of October A.D., 2024, at 12:51
o'clock PM, Recorded in Book 2024
on Pages 1840-1841



County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

Once recorded, return to:
Parker, Grossart & Bahensky, L.L.P.
P.O. Box 1600, Kearney, NE 68848-1600

LIMITED LIABILITY COMPANY
WARRANTY DEED

Berns Family Farms, L.L.C., a Nebraska Limited Liability Company, GRANTOR, in consideration of the transfer from a family owned entity to members of that family and for no other consideration, conveys to **David K. Berns, Trustee of the David K. Berns Revocable Trust dated February 27, 2004** and **Sharon G. Berns, Trustee of the Sharon G. Berns Revocable Trust dated February 27, 2004**, as equal tenants in common, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

A tract of land located in the Southwest Quarter (SW $\frac{1}{4}$) of Section Sixteen (16), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Beginning at the Southwest Corner of said Section 16; thence N 00° 11' 54" W (assumed bearing) on the West line of said Southwest Quarter, a distance of 478.00 feet; thence N 90° 00' 00" E, a distance of 585.65 feet; thence S 43° 47' 50" E, a distance of 346.36 feet to the West line of a tract of land surveyed by Parks in 2011; thence S 00° 00' 05" W on said West line, a distance of 228.00 feet to the South line of said Southwest Quarter; thence N 90° 00' 00" W on said south line, a distance of 823.71 feet to the point of beginning (containing 8.36 acres, more or less, including 0.62 acres of county road right-of-way); EXCEPT A tract of land located in the Southwest Quarter (SW $\frac{1}{4}$) of said Section Sixteen (16), more particularly described as follows: Beginning at the Southwest Corner of said Section 16 thence N 00° 11' 54" W (assumed bearing) on the West line of said Southwest Quarter, a distance of 478.00 feet; thence N 90° 00' 00" E, a distance of 364.5 feet; thence South a distance of 478.00 feet to the South line of said Southwest Quarter; thence N 90° 00' 00" W on said South line, a distance of 364.5 feet to the point of beginning.

GRANTOR covenants with GRANTEEES that GRANTOR:

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

Dated: October 1, 2024.

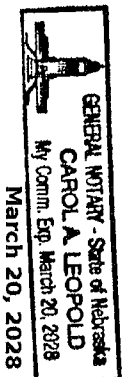
Berns Family Farms, L.L.C., a Nebraska Limited Liability Company

By: *David K. Berns*
David K. Berns, Manager

By: *Sharon G. Berns*
Sharon G. Berns, Manager

STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me on October 1, 2024, by **David K. Berns and Sharon G. Berns**, being all of the Managers and on behalf of Berns Family Farms, L.L.C., a Nebraska Limited Liability Company.



Carol A. Leopold
Notary Public

Agricultural Land Sales Worksheet

| County No. | Book | Page | Sale Date | School District Code | Unified: | | | | | | |
|-------------|------------------|-----------------------------|---|----------------------|-------------|----------|-----------|-------------|------|-----|--------|
| 91 | 2024 | 1842 | 10/1/2024 | Base: 65-0005 | Affiliated: | | | | | | |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | | | | | | | |
| 001316700 | 180 | 4 05 | GeoCode | Twn | Rng | Sect | Qrt | Subdiv | Area | Bk | Parcel |
| | | Date of Sale Assessed Value | 4135 | 4 | 9 | 36 | 1 | 00000 | 1 | 000 | 0000 |
| Land | Improvements | Total | Date of Sale Property Classification Code | | | | | | | | |
| 386,945 | 20,610 | 407,555 | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| | Irrigation Type: | | A) 1 | B) 05 | C) 5 | D) 3 | E) 0 | F) 9 | | | |
| LCG | ACRES: | VALUE: | LCG | ACRES: | VALUE: | | | | | | |
| IRRIGATED | 1A1 | | GRASSLAND | 1G1 | 4.070 | 6,310 | | | | | |
| | 1A | | | 1G | 42.260 | 65,505 | | | | | |
| | 2A1 | | | 2G1 | 5.250 | 7,615 | | | | | |
| | 2A | | | 2G | | | | | | | |
| | 3A1 | | | 3G1 | | | | | | | |
| | 3A | | | 3G | | | | | | | |
| | 4A1 | | | 4G1 | | | | | | | |
| | 4A | | | 4G | | | | | | | |
| DRYLAND | 1D1 | 9.380 | | Shelterbelt/Timber | | | | | | | |
| | 1D | | | Accretion | | | | | | | |
| | 2D1 | 80.910 | | Waste | 5.600 | 2,800 | | | | | |
| | 2D | 2.530 | | Other | | | | | | | |
| | 3D1 | | | AG LAND TOTAL | 153.860 | 348,105 | | | | | |
| | 3D | | | Roads | 3.970 | | | | | | |
| | 4D1 | | | Farm Sites | 1.000 | 13,840 | | | | | |
| | 4D | 3.860 | | Home Sites | 1.000 | 25,000 | | | | | |
| | | | | Recreation | | | | | | | |
| | Dwellings | | | Other | | | | | | | |
| | Outbuildings | | | Non-AG TOTAL | 5.970 | 38,840 | | | | | |

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

WD; TRANSFER PORTION INTEREST TO LIFE ESTATE

Comments from
001316700

Comments:

(Continue on back)

Real Estate Transfer Statement

180

FORM 521

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

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

| | | | |
|---|--------------------|--|--|
| 1 County Name Adams - 01 | 2 County Number | 3 Date of Sale/Transfer Mo. <u>10</u> Day <u>01</u> Yr. <u>2024</u> | 4 Date of Deed Mo. <u>10</u> Day <u>01</u> Yr. <u>2024</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jocelyne L. Heil Street or Other Mailing Address 614 S. Cedar | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) see attached addendum Street or Other Mailing Address | |
| City Hastings | State NE | Zip Code 68901 | City Hastings |
| Phone Number (402) 705-0630 | | Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Email Address N/A | | Phone Number | City |
| | | Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |

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

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

8 Type of Deed

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?

| | | | |
|--|--|---|---|
| <input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Seller | <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> 10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) | <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) |
|--|--|---|---|

11 Was ownership transferred in full? (if No, explain the division.)

| | |
|--|--|
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
|--|--|

12 Was real estate purchased for same use? (if No, state the intended use.)

| |
|--|
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
|--|

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

| | | | |
|--|---|---|--------------------------------|
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Aunt or Uncle <input type="checkbox"/> Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child | <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child | <input type="checkbox"/> Other |
|--|---|---|--------------------------------|

14 What is the current market value of the real property?
378,860.00

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

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

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

18 Address of Property
Rural Webster County

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Jocelyne Heil
614 S. Cedar
Hastings, NE 68901**

18a No address assigned 18b Vacant land

20 Legal Description (attach additional pages, if needed)
25.7143% interest in the NE 1/4 Section 36-T4N-R9W of the 6th P.M., Webster County, Nebraska according to the recorded plat thereof

21 If agricultural, list total number of acres transferred in this transaction **159.90**

| | | |
|---|-------|------|
| 22 Total purchase price, including any liabilities assumed..... | 22 \$ | 0.00 |
| 23 Was non-real property included in the purchase? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (If Yes, enter dollar amount and attach itemized list.) (See instructions)..... | 23 \$ | 1 |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23)..... | 24 \$ | 0.00 |

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

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions)
Yes No

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

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

sign here

Michelle J. Oldham
Print or Type Name of Grantor or Authorized Representative

Attorney
Title

(402) 462-0300
Phone Number

10-1-24
Date

Register of Deeds's Use Only

| | | | |
|---|--|---|-------------------|
| 28 Date Deed Recorded Mo. <u>10</u> Day <u>1</u> Yr. <u>24</u> | 29 Value of Stamp or Exempt Number \$ <u>Exempt</u> | 30 Recording Data <u>BR2024 P 1842</u> | For Dept Use Only |
|---|--|---|-------------------|

Addendum to Real Estate Transfer Statement

6. Grantees:

Michael Heil, subject to life estate of grantor
1916 9th Street NW
Minot, SD 58703
Phone: n/a
Email: n/a

and

Christopher Heil, subject to life estate of Grantor
1016 S. Wabash Ave.
Hastings, NE 68901
Phone: n/a
Email: n/a

State of Nebraska }
County of Webster }

Entered on the

numerical index and filed for record in the
Clerk's office of said county this 1 day

of Oct A. D., 2024, at 1:55

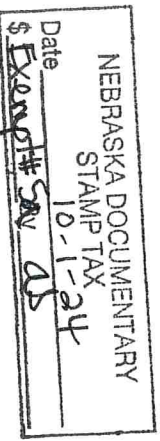
o'clock PM. Recorded in Book 2024

on Page 1842

Abbeyletting County Clerk

AS Deputy

Ind Comp Assessor Carded



Return to: Michelle J. Oldham, Sullivan Shoemaker P.C., L.L.O., P.O. Box 309, Hastings, NE 68902

WARRANTY DEED

Jocelyne Heil, a single person, GRANTOR, in consideration of One Dollar and other valuable consideration, conveys to GRANTEEES, Michael Heil and Christ opher Heil, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

25.7143% interest in the NE ¼ Section 36-T4N-R9W of the 6th P.M., Webster County, Nebraska according to the recorded plat thereof,

GRANTOR HEREBY RESERVES A LIFE ESTATE IN AND TO THE ABOVE DESCRIBED REAL ESTATE.

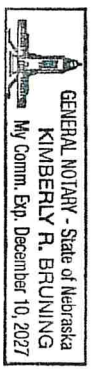
GRANTOR covenants jointly and severally, if more than one) with GRANTEEES that GRANTOR:

- 1) is lawfully seized of such real estate and that it is free from encumbrances, subject to existing easements and restrictions of record, if any;
- 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: Sept 27, 2024,
Jocelyne Heil

STATE OF NEBRASKA)
)ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on the 27th day of Sept, 2024, by Jocelyne Heil, a single person.



Kimberly R. Bruning
Notary Public

Agricultural Land Sales Worksheet

| | | | | | | | | | | | |
|-------------|------------------|---------------------|---|----------------------|--------------------|----------|-----------|-------------|---------|-----|--------|
| City No. | Book | Page | Sale Date | School District Code | Affiliated: | Unified: | | | | | |
| 91 | 2024 | 1843 | 10/1/2024 | Base: 91-0074 | | | | | | | |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | | | | | | | |
| 001718100 | 181 | 4 05 | GeoCode | Twn | Range | Sect | Qtr | Subdiv | Area | Blk | Parcel |
| | | | 4133 | 4 | 10 | 34 | 3 | 00000 | 1 | 000 | 0000 |
| Land | | | Date of Sale Property Classification Code | | | | | | | | |
| 358,035 | Improvements | Total | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| | 14,600 | 372,635 | A) 1 | B) 05 | C) 5 | D) 3 | E) 0 | F) 9 | | | |
| | Irrigation Type: | | | | | | | | | | |
| LCG | | | LCG | | | | | | | | |
| IRRIGATED | 1A1 | ACRES: | VALUE: | | | ACRES: | | | VALUE: | | |
| | 1A | | GRASSLAND | IG1 | 13.420 | | | | 20,805 | | |
| | 2A1 | | | IG | 35.510 | | | | 55,040 | | |
| | 2A | | | 2G1 | 17.650 | | | | 25,595 | | |
| | 3A1 | | | 2G | | | | | | | |
| | 3A | | | 3G1 | | | | | | | |
| | 4A1 | | | 3G | | | | | | | |
| | 4A | | | 4G1 | | | | | | | |
| | DRYLAND | 1D1 | 0.180 | | 4G | | | | | | |
| | ID | | 48.520 | | Shelterbelt/Timber | | | | | | |
| | 2D1 | | | | Accretion | | | | | | |
| | 2D | | 27.110 | | Waste | | | | | | |
| | 3D1 | | | | Other | | | | | | |
| | 3D | | | | AG LAND TOTAL | 153.150 | | | 339,515 | | |
| | 4D1 | | | | Roads | 2.770 | | | | | |
| | 4D | | 10.760 | | Farm Sites | 2.000 | | | 18,520 | | |
| | | | | | Home Sites | | | | | | |
| | | | | | Recreation | | | | | | |
| | Dwellings | | | | Other | | | | | | |
| | Outbuildings | | 14,600 | | Non-AG TOTAL | 4.770 | | | 18,520 | | |

Assessor's Adjustment to Sale Price (+ or -): Total Recapture Value:

Assessor Comments and Reason for Adjustment:
 JTWD; ADD SPOUSE AS JOINT TENANTS

Comments from
001718100

Comments:

(Continue on back)

17195

NEBRASKA

Real Estate Transfer Statement

181

FORM 521

Georg L. Feil, Great Service,
DEPARTMENT OF REVENUE

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

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

| | | | |
|---|-----------------------------|--|--|
| 1 County Name Webster - 91 | 2 County Number 3 | 3 Date of Sale/Transfer Mo. 10 Day 1 Yr. 2024 | 4 Date of Deed Mo. 10 Day 1 Yr. 2024 |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Dennis L & Zola R Johnson Street or Other Mailing Address 206 N Juniper Ave City Davenport State NE Zip Code 68335 | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Dennis L & Zola R Johnson Street or Other Mailing Address 206 N Juniper Ave City Davenport State NE Zip Code 68335 | |
| Phone Number (402) 768-4262 | | Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Is the grantee a 508(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Email Address | | | |

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

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

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
 Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) _____
 Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Trustee to Beneficiary

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No **Undivided 1/3 interest** 12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No

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

14 What is the current market value of the real property?
152,778.00 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

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

18 Address of Property
18a No address assigned **18b** Vacant land
19 Name and Address of Person to Whom the Tax Statement Should be Sent
Neil Johnson
502 SW Railway Street
Blue Hill, Nebraska 68930

20 Legal Description (Attach additional pages, if needed.)
Undivided 1/3 interest in the SW 1/4 34-4-10

21 If agricultural, list total number of acres transferred in this transaction: **158**

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

25 Is an affidavit as described in Neb. Rev. Stat. § 76-2, 1-4 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions)
 Yes No

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

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

Print or Type Name of Grantor or Authorized Representative
Daniel L. Werner (402) 768-6109
 Attorney at Law Phone Number
 Signature of Grantor or Authorized Representative Title **10/1/2024** Date

28 Date Deed Recorded
 Mo. **10** Day **1** Yr. **24** Register of Deed's Use Only
 29 Value of Stamp or Exempt Number
Exempt# 5a 30 Recording Data
BK 2024 Pg 1843 For Dept Use Only

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 10/01/24
\$ Ex05a By AS

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 01 day
of October A.D., 2024, at 02:18
o'clock PM. Recorded in Book 2024
on Page 1843

Matthew J. ... County Clerk
Fee: \$10.00 By: AS Deputy
Electronically Recorded

When recorded, return to:
Daniel L. Werner, P.C., L.L.O.
P.O. Box 28, Hebron, Nebraska 68370

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 Southwest Quarter of Section Thirty-Four (34), 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 seized of such real estate and that it is free from encumbrances
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

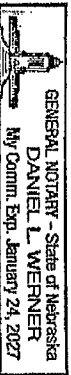
Executed this the 1st day of October, 2024.

Dennis L. Johnson
Dennis L. Johnson

Zola R. Johnson
Zola R. Johnson

STATE OF NEBRASKA)
) ss.
COUNTY OF THAYER)

The foregoing instrument was acknowledged before me on this the 1st day of October, 2024, by Dennis L. Johnson and Zola R. Johnson, husband and wife.



(SEAL)

Daniel L. Werner
Notary Public

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | | |
|---|--------------|---------------------|-----------|---|---------------|--------|----------|---|-------------|------|-----|--------|
| Cnty No. | Book | Page | Sale Date | School District Code | Unified: | | | | | | | |
| 91 | 2024 | 1846 | 9/27/2024 | Base: 91-0002 | Affiliated: | | | | | | | |
| Location ID | Sale Number | Useability & Code # | | Parcel Number | | | | | | | | |
| 000168000 | 182 | 4 | 05 | GeoCde | Twn | Ring | Sec1 | Qrt | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | 4371 | 00 | 0 | 10110 | 000 | 0000 | | | | |
| Land | Improvements | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 1,640 | 35,985 | 37,625 | | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| Assessor Location: REID CLOUD (RC) | | | | A) 1 | B) 01 | C) 1 | D) 1 | E) 6 | F) 2 | | | |
| | | | | Residential | | | | Commercial | | | | |
| Multiple Improvements: | | | | Multiple Improvements: | | | | Multiple Improvements: | | | | |
| Construction Date: 1890 | | | | Construction Date: 1890 | | | | Construction Date: | | | | |
| Floor: 840 | | | | Floor Sq. Ft.: 840 | | | | Floor Sq. Ft.: | | | | |
| Building Cost New: Cost: 98,470 | | | | Residential Condition: 20 | | | | Commercial Occupancy Code: | | | | |
| Single Family Style: 101 | | | | Residential Condition: 20 | | | | Commercial Construction Class: | | | | |
| (100) <input type="checkbox"/> Mobile Home | | | | (10) <input type="checkbox"/> Worn Out | | | | Primary: Other1: Other2: | | | | |
| (101) <input checked="" type="checkbox"/> One Story | | | | (20) <input checked="" type="checkbox"/> Badly Worn | | | | | | | | |
| (102) <input type="checkbox"/> Two Story | | | | (30) <input type="checkbox"/> Average | | | | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | | |
| (103) <input type="checkbox"/> Split Level | | | | (40) <input type="checkbox"/> Good | | | | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | | |
| (104) <input type="checkbox"/> 1 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | | | | (3) <input type="checkbox"/> Masonry Bearing Walls | | | | |
| (111) <input type="checkbox"/> Bi-Level | | | | (60) <input type="checkbox"/> Excellent | | | | (4) <input type="checkbox"/> Wood or Steel Framed Ext Walls | | | | |
| (106) <input type="checkbox"/> Other | | | | | | | | (5) <input type="checkbox"/> Metal Frame and Walls | | | | |
| Townhouse or Duplex Style: | | | | Residential Quality: 30 | | | | (6) <input type="checkbox"/> Pole Frame | | | | |
| (301) <input type="checkbox"/> One Story | | | | (10) <input type="checkbox"/> Low | | | | Cost Rank: Condition: | | | | |
| (302) <input type="checkbox"/> Two Story | | | | (20) <input type="checkbox"/> Fair | | | | (10) <input type="checkbox"/> Low | | | | |
| (307) <input type="checkbox"/> 1 1/2 Story | | | | (30) <input checked="" type="checkbox"/> Average | | | | (20) <input type="checkbox"/> Average | | | | |
| (308) <input type="checkbox"/> Split Level | | | | (40) <input type="checkbox"/> Good | | | | (30) <input type="checkbox"/> Above Average | | | | |
| (309) <input type="checkbox"/> 2 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | | | | (40) <input type="checkbox"/> High | | | | |
| (304) <input type="checkbox"/> One Story Duplex | | | | (60) <input type="checkbox"/> Excellent | | | | (50) <input type="checkbox"/> Very Good | | | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | | | | | | (60) <input type="checkbox"/> Excellent | | | | |

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

Assessor Comments and Reason for Adjustment:
WD; TRANSFER BETWEEN BROTHERS & SISTERS

Comments from: 000168000

Comments: (Continue on back)

1/20/20

182

Real Estate Transfer Statement

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

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

| | | | |
|---------------------------------|------------------------------|--|---|
| 1 County Name Webster | 2 County Number 91 | 3 Date of Sale/Transfer Mo. 09 Day 27 Yr. 2024 | 4 Date of Deed Mo. 08 Day 15 Yr. 2024 |
|---------------------------------|------------------------------|--|---|

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

Grantor's Name (Seller) **Daniel M Lygrisse, Jeanette M & Keith E Luttrell, Joshua A & Casey Ames, Amanda & Travis Robertson**

Street or Other Mailing Address
341 N. Franklin Street

City **Red Cloud** State **NE** Zip Code **68970**

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

Grantee's Name (Buyer) **Lynnette K Lygrisse**

Street or Other Mailing Address
8162 Umatilla Street

City **Denver** State **CO** Zip Code **80221**

Phone Number **(303) 358-0747** Is the grantee a 501(c)(3) organization? Yes No
If Yes, is the grantee a 509(e) foundation? Yes No

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

| | | |
|------------|-------------------|-----|
| (A) Status | (B) Property Type | (C) |
|------------|-------------------|-----|

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

8 Type of Deed

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

9 Was transfer part of IRS like-kind exchange? (I.R.C. § 1031 Exchange) by buyer or seller?

| | | | | | | |
|--|--|---------------------|---|---|--|---|
| <input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Seller | <input checked="" type="checkbox"/> No | 10 Type of Transfer | <input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange | <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition | <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____ | <input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____ |
|--|--|---------------------|---|---|--|---|

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

Yes No

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

Yes No

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

Yes No

Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other _____

Brothers and Sisters Grandparents and Grandchild Spouse Step-parent and Step-child

Ex-spouse Parents and Child

14 What is the current market value of the real property?
\$42,000.00

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

Yes No \$ _____ %

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

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

18 Address of Property
**1034 Chestnut Street
Red Cloud, NE 68970**

19 Name and Address of Person to Whom Tax Statement Should be Sent
**Lynnette K Lygrisse
8162 Umatilla Street
Denver, CO 80221**

18a No address assigned **18b** Vacant Land

20 Legal Description
Lots 25, 26 and 27, Shuck's Subdivision of Annex Lot 1, City of Red Cloud, Webster County, Nebraska.

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

| | | |
|--|-------|-----------|
| 22 Total purchase price, including any liabilities assumed | 22 \$ | 42,000.00 |
| 23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) | 23 \$ | |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 \$ | 42,000.00 |

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

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

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

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

Lynnette K Lygrisse
Print or Type Name of Grantee or Authorized Representative

CHARTER TITLE & ESCROW SERVICES, INC.
747 N. BURLINGTON AVE, STE. G208
HASTINGS, NE 68901

(303) 358-0747
Phone Number

sign here

Signature of Grantee or Authorized Representative

Grantee or Authorized Representative

Title

September 27, 2024
Date

Register of Deeds' Use Only

For Dept. Use Only

28 Date Deed Recorded
Mo. **10** Day **2** Yr. **2024**

29 Value of Stamp or Exempt Number
\$ **99.50**

30 Recording Data
BR2024, B 1846

Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327 (2)
Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 Rev. 10-2020

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 2 day of Oct A.D., 2024, at 10:47 o'clock AM. Recorded in Book 2024 on Page 1846-1853

Deborah Hwang County Clerk
SA.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 94.50 By AD
10-2-24

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

WARRANTY DEED

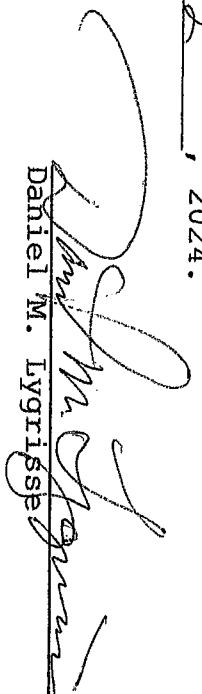
Daniel M. Lygrisse, a single person; Keith E. Luttrell and ~~or~~ Jeanette M. Luttrell, husband and wife; Joshua A. Ames and Casper Ames, husband and wife; and Travis Robertson and Amanda Robertson, husband and wife, GRANTORS, in consideration of Forty-two Thousand and no/100 (\$42,000.00) Dollars and other valuable consideration received from GRANTEE, ~~Lygrisse~~ ^{Lygrisse} K. Lygrisse, a married person, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat., Section 76-201):

Lots Twenty-five (25), Twenty-six (26) and Twenty-seven (27), Shuck's Subdivision of Annex Lot One (1), City of Red Cloud, Webster County, Nebraska.

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

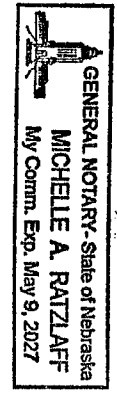
- (1) are lawfully seized of such real estate and that it is free from encumbrances;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

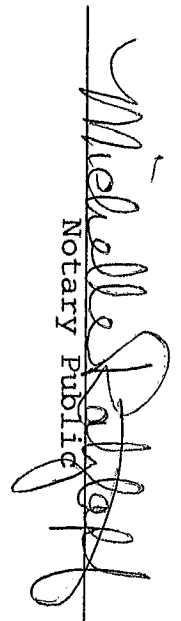
EXECUTED August 12, 2024.


Daniel M. Lygrisse

STATE OF NEBRASKA)
COUNTY OF WEBSTER)
SS.

The foregoing instrument was acknowledged before me on the 12 day of August, 2024, by Daniel M. Lygrisse, a single person.

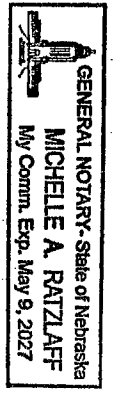


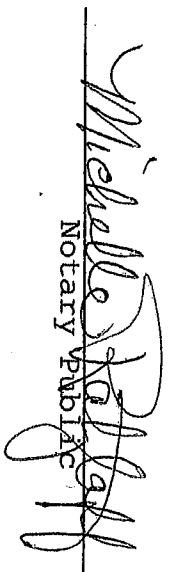

Michelle A. Ratzlaff
Notary Public

STATE OF NEBRASKA)
COUNTY OF WEBSTER)
SS.


Jeanette M. Luttrell

The foregoing instrument was acknowledged before me on the 12 day of August, 2024, by Jeanette M. Luttrell, a married person.




Michelle A. Ratzlaff
Notary Public

Keith F. Luttrell
Keith F. Luttrell

STATE OF Colorado)
)
COUNTY OF Grand) ss.

The foregoing instrument was acknowledged before me on the 15th day of August, 2024, by Keith F. Luttrell, a married person.

Tawna L. Tonneson
Notary Public

TAWNA L. TONNESON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244025526
MY COMMISSION EXPIRES JULY 09, 2028

EXECUTED August 9, 2024.

Daniel M. Lygrisse

Keith E. Luttrell

Jeanette M. Luttrell

Joshua A. Ames


Cassey Ames

Travis Robertson

Amanda Robertson

STATE OF _____)
COUNTY OF _____) ss.

The foregoing instrument was acknowledged before me on the
day of _____, 2024, by Daniel M. Lygrisse, a
single person.

Notary Public

STATE OF _____)
COUNTY OF _____) ss.

The foregoing instrument was acknowledged before me on the
day of _____, 2024, by Keith E. Luttrell and
Jeanette M. Luttrell, husband and wife.

Notary Public

STATE OF _____)
COUNTY OF _____) ss.

The foregoing instrument was acknowledged before me on the
day of _____, 2024, by Joshua A. Ames and
Cassey Ames, husband and wife.

Notary Public

California All-Purpose Acknowledgment

Civil Code § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)

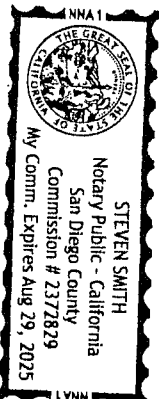
On August 9, 2024, before me, STEVEN SMITH, a Notary Public, personally appeared JOSHUA A. AMES, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



(Signature)



California All-Purpose Acknowledgment

Civil Code § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

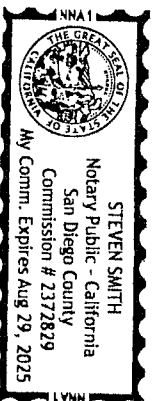
STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)

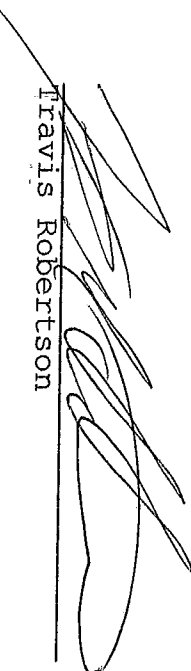
On August 9, 2024, before me, STEVEN SMITH, a Notary Public, personally appeared CASEY AMES, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.


(Signature)




Travis Robertson

STATE OF Colorado)
COUNTY OF Adams) ss.

The foregoing instrument was acknowledged before me on the 13th day of August, 2024, by Travis Robertson, a married person.

Shibani Y. Shah
Notary Public

SHIBANI Y SHAH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164007233
MY COMMISSION EXPIRES 04/18/2028

Amanda Robertson
Amanda Robertson

STATE OF Colorado)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me on the 13th day of August, 2024, by Amanda Robertson, a married person.

Shibani Y. Shah
Notary Public

SHIBANI Y SHAH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164007233
MY COMMISSION EXPIRES 04/18/2028

Residential & Commercial Sales Worksheet

| | | | | | |
|---|---|---|---|----------------------|-------------|
| Cnty No. | Book | Page | Sale Date | School District Code | Unified: |
| 91 | 2024 | 1861 | 10/3/2024 | Base: 91-0002 | Affiliated: |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | |
| 000164900 | 183 | 1 | GeoCde | Twn | Rng |
| Date of Sale Assessed Value | | | 4491 | Sect | Qrt |
| | | | | 00 | 0 |
| | | | | Subdiv | Area |
| | | | | 10105 | 002 |
| | | | | Blk | Parcel |
| | | | | | 0000 |
| Land | Improvements | Total | Date of Sale Property Classification Code | | |
| 2, 185 | 72, 145 | 74, 330 | Status | Property Type | Zoning |
| Assessor Location: RED CLOUD (RC) | | | A) 1 | B) 01 | C) 1 |
| | | | | D) 1 | E) 6 |
| | | | | | F) 2 |
| | | | Residential | | |
| Multiple Improvements: | | | Multiple Improvements: | | |
| Construction Date: 1908 | | | Construction Date: | | |
| Floor: Floor Sq. Ft.: 1,876 | | | Floor Sq. Ft.: | | |
| Building Cost New: Cost: 251,950 | | | Cost: | | |
| Single Family Style: 102 | | | Residential Condition: 15 | | |
| (100) <input type="checkbox"/> Mobile Home | (10) <input checked="" type="checkbox"/> Worn Out | Commercial Occupancy Code: | | | |
| (101) <input type="checkbox"/> One Story | (20) <input checked="" type="checkbox"/> Badly Worn | Primary: | Other1: | Other2: | |
| (102) <input checked="" type="checkbox"/> Two Story | (30) <input type="checkbox"/> Average | Commercial Construction Class: | | | |
| (103) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | |
| (104) <input type="checkbox"/> 1 1/2 Story | (50) <input type="checkbox"/> Very Good | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | |
| (111) <input type="checkbox"/> Bi-Level | (60) <input type="checkbox"/> Excellent | (3) <input type="checkbox"/> Masonry Bearing Walls | | | |
| (106) <input type="checkbox"/> Other | | (4) <input type="checkbox"/> Wood or Steel Framed Ext Walls | | | |
| | | (5) <input type="checkbox"/> Metal Frame and Walls | | | |
| Townhouse or Duplex Style: | | | Residential Quality: 50 | | |
| (301) <input type="checkbox"/> One Story | (10) <input type="checkbox"/> Low | Cost Rank: | | | |
| (302) <input type="checkbox"/> Two Story | (20) <input type="checkbox"/> Fair | (6) <input type="checkbox"/> Pole Frame | Condition: | | |
| (307) <input type="checkbox"/> 1 1/2 Story | (30) <input type="checkbox"/> Average | (10) <input type="checkbox"/> Low | (10) <input type="checkbox"/> Worn Out | | |
| (308) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | (20) <input type="checkbox"/> Average | (20) <input type="checkbox"/> Badly Worn | | |
| (309) <input type="checkbox"/> 2 1/2 Story | (50) <input checked="" type="checkbox"/> Very Good | (30) <input type="checkbox"/> Above Average | (30) <input type="checkbox"/> Average | | |
| (304) <input type="checkbox"/> One Story Duplex | (60) <input type="checkbox"/> Excellent | (40) <input type="checkbox"/> High | (40) <input type="checkbox"/> Good | | |
| (305) <input type="checkbox"/> Two Story Duplex | | (50) <input type="checkbox"/> Very Good | (50) <input type="checkbox"/> Very Good | | |
| | | (60) <input type="checkbox"/> Excellent | (60) <input type="checkbox"/> Excellent | | |

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

Assessor Comments and Reason for Adjustment:

PERSONAL REP DEED

Comments from
000164900

Comments:

(Continue on back)

1p210

Real Estate Transfer Statement

183

FORM
521

To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the applicable item number.
The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

| | | | |
|--|--|--|--|
| 1 County Name Webster - 91 | 2 County Number <input checked="" type="checkbox"/> | 3 Date of Sale/Transfer Mo. <u>10</u> Day <u>3</u> Yr. <u>2024</u> | 4 Date of Deed Mo. <u>10</u> Day <u>3</u> Yr. <u>2024</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Willie J. Mohlman, Pers Rep of Est of Thomas L. Mohlman, Dec Street or Other Mailing Address 341 E 7th Ave City Red Cloud State NE Zip Code 68970 | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Arvin Bergman and Minnette Bergman Street or Other Mailing Address 642 W 4th Avenue City Red Cloud State NE Zip Code 68970 | |
| Phone Number 402-879-9652 | Phone Number 505-330-5039 | Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Email Address n/a | Email Address n/a | | |

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

| (A) Status | (B) Property Type | (C) |
|--|---|--|
| <input checked="" type="checkbox"/> Improved | <input type="checkbox"/> Industrial | <input type="checkbox"/> Mineral Interests-Nonproducing |
| <input type="checkbox"/> Unimproved | <input type="checkbox"/> Multi-Family | <input type="checkbox"/> Agricultural |
| <input type="checkbox"/> IOLL | <input type="checkbox"/> Commercial | <input type="checkbox"/> Recreational |
| 8 Type of Deed | <input type="checkbox"/> Conservator | <input type="checkbox"/> Distribution |
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Corrective | <input type="checkbox"/> Easement |
| <input type="checkbox"/> Cemetery | <input type="checkbox"/> Death Certificate - Transfer on Death | <input type="checkbox"/> Executor |
| 9 Was transfer part of IRS-like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? | <input type="checkbox"/> Land Contract/Memo | <input type="checkbox"/> Lease |
| <input type="checkbox"/> Buyer | <input type="checkbox"/> Partition | <input type="checkbox"/> Personal Rep. |
| <input checked="" type="checkbox"/> Seller | <input type="checkbox"/> Irrevocable Trust | <input type="checkbox"/> Quit Claim |
| <input type="checkbox"/> No | <input type="checkbox"/> Revocable Trust | <input type="checkbox"/> Sheriff |
| 10 Type of Transfer | <input type="checkbox"/> Distribution | <input type="checkbox"/> Trust/Trustee |
| <input type="checkbox"/> Auction | <input type="checkbox"/> Foreclosure | <input type="checkbox"/> Other |
| <input type="checkbox"/> Court Decree | <input type="checkbox"/> Gift | <input type="checkbox"/> Other |
| <input type="checkbox"/> Exchange | <input type="checkbox"/> Life Estate | <input checked="" type="checkbox"/> Sale |
| <input type="checkbox"/> Grantor Trust | <input type="checkbox"/> Partition | <input type="checkbox"/> Satisfaction of Contract |
| <input type="checkbox"/> No | <input type="checkbox"/> Other (Explain) | <input type="checkbox"/> Trustee to Beneficiary |
| 11 Was ownership transferred in full? (If No, explain the division.) | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> No |
| 12 Was real estate purchased for same use? (If No, state the intended use.) | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> No |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) | <input type="checkbox"/> Family Corp., Partnership, or LLC | <input type="checkbox"/> Self |
| <input checked="" type="checkbox"/> No | <input type="checkbox"/> Aunt or Uncle to Niece or Nephew | <input type="checkbox"/> Grandparents and Grandchild |
| <input type="checkbox"/> Yes | <input type="checkbox"/> Brothers and Sisters | <input type="checkbox"/> Spouse |
| <input type="checkbox"/> No | <input type="checkbox"/> Grandparents and Grandchild | <input type="checkbox"/> Step-parent and Step-child |
| 14 What is the current market value of the real property? 50,000.00 | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) | <input type="checkbox"/> Yes |
| <input type="checkbox"/> No | <input checked="" type="checkbox"/> No | <input type="checkbox"/> No |
| 16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 18 Address of Property 642 W 4th Avenue Red Cloud, NE 68970 | 19 Name and Address of Person to Whom the Tax Statement Should Be Sent Grantes | |
| 18a <input type="checkbox"/> No address assigned | 18b <input type="checkbox"/> Vacant land | |
| 20 Legal Description (Attach additional pages, if needed.) Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Two (2), Platt'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. **50,000.00**

23 Was non-real property included in the purchase?
 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) **23 \$ 1**

24 Adjusted purchase price paid for real estate (line 22 minus line 23) **24 \$ 50,000.00**

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

26 Is an affidavit as described in Neb. Rev. Stat. § 78-2, 141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions)
 Yes No

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

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

Teresa Theobald
Print or Type Name of Grantee or Authorized Representative
Teresa Theobald
Signature of Grantee or Authorized Representative

Closing Agent
Title _____
Date **9/16/2024**

(402) 746-2246
Phone Number

28 Date Deed Recorded

29 Value of Stamp or Exempt Number

30 Recording Data

For Dept. Use Only

Mo. 10 Day 03 Yr. 2024 \$ 112,50

BK 2024, Pg 18161

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

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 03 day
of October A.D., 2024, at 2:00
o'clock P.M. Recorded in Book 2024
on Page 18101
Amanda Wang County Clerk
Shaun Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10/03/2024
\$12.50 By [Signature]

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

PERSONAL REPRESENTATIVE'S DEED

Willie J. Mohlman, Personal Representative of the Estate of Thomas L. Mohlman,
Deceased, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable
consideration received from GRANTEEES, Arvin Bergman and Minnette Bergman,
husband and wife, conveys to GRANTEEES, as joint tenants and not as tenants in
common, the following described real estate (as defined in Neb. Rev. Stat., § 76-201):

Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four
(24), Block Two (2), Plat's Addition to Red Cloud, Webster County, Nebraska

Subject to easements, reservations, covenants and restrictions of record;

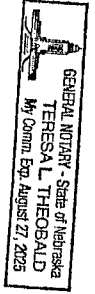
GRANTOR covenants with GRANTEEES that GRANTOR has legal power and lawful
authority to convey the same.

Executed October 3, 2024.

[Signature]
Personal Representative
Willie J. Mohlman, Personal Representative
of the Estate of Thomas L. Mohlman, Deceased

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on October 3, 2024,
Willie J. Mohlman, Personal Representative of the Estate of Thomas L. Mohlman,
Deceased.



[Signature]
Notary Public

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | |
|---|---|---|---|----------------------|--------|----------------------------|-----------|-------------|------------|-----|--------|
| City No. | Book | Page | Sale Date | School District Code | | | | Unified: | | | |
| 91 | 2024 | 1882 | 10/3/2024 | Base: 65-0011 | | | | Affiliated: | | | |
| Location ID | Sale Number | Usability & Code # | Parcel Number | | | | | | | | |
| 000609700 | 184 | 1 | GeoCde | Twn | Rng | Sect | Qtr | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | 4487 | | | 00 | 0 | 40010 | | 007 | 0000 |
| Land | Improvements | Total | Date of Sale Property Classification Code | | | | | | | | |
| 3,255 | 73,445 | 76,700 | Stams | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| Assessor Location: GUIDE ROCK (GR) | | | A) 1 | B) 01 | C) 1 | D) 1 | E) 7 | F) 1 | | | |
| | | | Residential | | | | | | Commercial | | |
| Multiple Improvements: | | | Multiple Improvements : | | | | | | | | |
| Construction Date: | | | Construction Date : 1900 | | | | | | | | |
| Floor: | | | Floor Sq. Ft. : 1,809 | | | | | | | | |
| Building Cost New: | | | Cost : 204,630 | | | | | | | | |
| Single Family Style: 104 | | | Residential Condition: 25 | | | Commercial Occupancy Code: | | | | | |
| (100) <input type="checkbox"/> Mobile Home | (10) <input type="checkbox"/> Worn Out | Primary: Other1: Other2: | | | | | | | | | |
| (101) <input type="checkbox"/> One Story | (20) <input checked="" type="checkbox"/> Badly Worn | Commercial Construction Class: | | | | | | | | | |
| (102) <input type="checkbox"/> Two Story | (30) <input checked="" type="checkbox"/> Average | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | | | | | | | |
| (103) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | | | | | | | |
| (104) <input checked="" type="checkbox"/> 1 1/2 Story | (50) <input type="checkbox"/> Very Good | (3) <input type="checkbox"/> Masonry Bearing Walls | | | | | | | | | |
| (111) <input type="checkbox"/> Bi-Level | (60) <input type="checkbox"/> Excellent | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | | | | | | | |
| (106) <input type="checkbox"/> Other | | (5) <input type="checkbox"/> Metal Frame and Walls | | | | | | | | | |
| Townhouse or Duplex Style: | | | Residential Quality: 40 | | | | | | | | |
| (301) <input type="checkbox"/> One Story | (10) <input type="checkbox"/> Low | Cost Rank: Condition: | | | | | | | | | |
| (302) <input type="checkbox"/> Two Story | (20) <input type="checkbox"/> Fair | (10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out | | | | | | | | | |
| (307) <input type="checkbox"/> 1 1/2 Story | (30) <input type="checkbox"/> Average | (20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn | | | | | | | | | |
| (308) <input type="checkbox"/> Split Level | (40) <input checked="" type="checkbox"/> Good | (30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average | | | | | | | | | |
| (309) <input type="checkbox"/> 2 1/2 Story | (50) <input type="checkbox"/> Very Good | (40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good | | | | | | | | | |
| (304) <input type="checkbox"/> One Story Duplex | (60) <input type="checkbox"/> Excellent | (50) <input type="checkbox"/> Very Good | | | | | | | | | |
| (305) <input type="checkbox"/> Two Story Duplex | | (60) <input type="checkbox"/> Excellent | | | | | | | | | |

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

Assessor Comments and Reason for Adjustment:

WD

Comments from
000609700 000609600

Comments:

(Continue on back)

Real Estate Transfer Statement

184

FORM
521

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

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

| | | | |
|--------------------------------------|-----------------|--|---|
| 1 County Name Webster - 91 | 2 County Number | 3 Date of Sale/Transfer Mo. <u>10</u> Day <u>02</u> Yr. <u>2024</u> | 4 Date of Deed Mo. <u>10</u> Day <u>03</u> Yr. <u>2024</u> |
|--------------------------------------|-----------------|--|---|

| | |
|---|---|
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Aaron Giger Street or Other Mailing Address 537 N Kansas St | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Aria M. Delka Street or Other Mailing Address 525 E State St |
|---|---|

| | | | | | |
|---------------------------------------|---|--------------------------|---------------------------------------|---|--------------------------|
| City Guide Rock | State NE | Zip Code 68942 | City Guide Rock | State Ne | Zip Code 68942 |
| Phone Number (402) 984-6164 | Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? | | Phone Number (402) 257-7278 | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | |
| Email Address N/A | Email Address N/A | | | | |

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

| | | |
|------------|-------------------|-----|
| (A) Status | (B) Property Type | (C) |
|------------|-------------------|-----|

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

8 Type of Deed

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031)?

| | | | | | | | | | |
|--------------------------------|---------------------------------|--|---------------------------------------|-----------------------------------|--|--------------------------------------|---|--|---|
| <input type="checkbox"/> Buyer | <input type="checkbox"/> Seller | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Auction | <input type="checkbox"/> Essement | <input type="checkbox"/> Gift | <input type="checkbox"/> Life Estate | <input checked="" type="checkbox"/> Sale | <input type="checkbox"/> Transfer on Death | <input type="checkbox"/> Trustee to Beneficiary |
| | | | <input type="checkbox"/> Court Decree | <input type="checkbox"/> Exchange | <input type="checkbox"/> Grantor Trust | <input type="checkbox"/> Partition | <input type="checkbox"/> Satisfaction of Contract | <input type="checkbox"/> Other (Explain) | |

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

Yes No

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

Yes No

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

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

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

53,750.00

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

18 Address of Property
240 Washington St
Guide Rock, NE 68942

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 | \$ | 60,000.00 |
| 23 Was non-real property included in the purchase? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (See Instructions) | 0.00 |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 23 | \$ | 60,000.00 |
| 25 If this transfer is exempt from the documentary stamp tax, list the exemption number | 24 | \$ | 60,000.00 |

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)

Yes No

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

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

Kory McCracken
Print or Type Name of Grantor or Authorized Representative

Attorney
Title

sign here
Signature of Grantee or Authorized Representative

Register of Deed's Use Only

Phone Number **(402) 746-5613**
Date **10/4/2024**

| | | | |
|---|--|---|-------------------|
| 28 Date Deed Recorded Mo. <u>10</u> Day <u>4</u> Yr. <u>24</u> | 29 Value of Stamp or Exempt Number \$ 135.00 | 30 Recording Data BR2024 1882 | For Dept Use Only |
|---|--|---|-------------------|

The West 90 feet of Lots Seven (7) and Eight (8), and the South 10 feet of the West 90 feet of Lot Nine (9), all in Block Seven (7), Vance's First Addition to the Village of Guide Rock, Webster County, Nebraska; and

The East Forty feet of Lots Seven (7) and Eight (8), all of Lot Nine (9) EXCEPT the South Ten (10) Feet of the West Ninety (90) feet thereof; and all of Lot Ten (10), all in Block Seven (7), Vance's First Addition to the Village of Guide Rock, Webster County, Nebraska.

State of Nebraska } ss. Entered on the
County of Webster } numerical index and filed for record in the
Clerk's office of said county this 4 day
of Oct A.D., 2024 at 10:05
o'clock AM Recorded in Book 2024
on Page 1882
Abeyta County Clerk
AD Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-4-24
\$ 135.00 BY AK

WARRANTY DEED

Aaron Giger, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Aria M. Delka, a single person, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West 90 feet of Lots Seven (7) and Eight (8), and the South 10 feet of the West 90 feet of Lot Nine (9), all in Block Seven (7), Vance's First Addition to the Village of Guide Rock, Webster County, Nebraska; and

The East Forty feet of Lots Seven (7) and Eight (8), all of Lot Nine (9) EXCEPT the South Ten (10) Feet of the West Ninety (90) feet thereof, and all of Lot Ten (10), all in Block Seven (7), Vance's First Addition to the Village of Guide Rock, Webster County, Nebraska.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
 - (2) has legal power and lawful authority to convey the same;
 - (3) warrants and will defend title to the real estate against the lawful claims of all persons.
- Executed October 3, 2024.

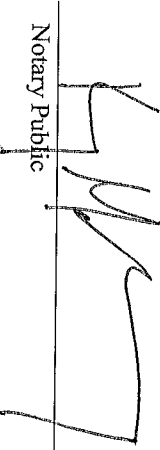


Aaron Giger

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October 3, 2024, by Aaron Giger, a single person.

Comm. expires 



Notary Public

Agricultural Land Sales Worksheet

| City No. | Book | Page | Sale Date | School District Code | | | | | | | |
|---------------|------------------|---------------------|---|----------------------|--------|----------|-------------|-------------|----------|-----|--------|
| 91 | 2024 | 1884 | 10/7/2024 | Base: 91-0002 | | | Affiliated: | | Unified: | | |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | | | | | | | |
| 001908601 | 185 | 1 | GeoCde | Twn | Rng | Sect | Qtr | Subdv | Area | BLK | Parcel |
| | | | 4371 | 2 | 11 | 20 | 4 | 00000 | 1 | 000 | 0000 |
| Land | Improvements | Total | Date of Sale Property Classification Code | | | | | | | | |
| 65,670 | 341,590 | 407,260 | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| | Irrigation Type: | | A) 1 | B) 05 | C) 7 | D) 3 | E) 0 | F) 7 | | | |
| LCG | ACRES: | VALUE: | LCG | ACRES: | VALUE: | | | | | | |
| IRRIGATED 1A1 | | | GRASSLAND 1G1 | 0.170 | 265 | | | | | | |
| 1A | | | 1G | 7.070 | 10,960 | | | | | | |
| 2A1 | | | 2G1 | 0.690 | 1,000 | | | | | | |
| 2A | | | 2G | | | | | | | | |
| 3A1 | | | 3G1 | | | | | | | | |
| 3A | | | 3G | | | | | | | | |
| 4A1 | | | 4G1 | | | | | | | | |
| 4A | | | 4G | | | | | | | | |
| DRYLAND 1D1 | | | Shelterbelt/Timber | | | | | | | | |
| 1D | | | Acresion | | | | | | | | |
| 2D1 | 3.870 | 10,645 | Waste | | | | | | | | |
| 2D | | | Other | | | | | | | | |
| 3D1 | | | AG LAND TOTAL | 13.240 | 26,830 | | | | | | |
| 3D | | | Roads | 0.660 | | | | | | | |
| 4D1 | | | Farm Sites | 1.000 | 13,840 | | | | | | |
| 4D | 1.440 | 3,960 | Home Sites | 1.000 | 25,000 | | | | | | |
| | | | Recreation | | | | | | | | |
| Dwellings | | 303,620 | Other | | | | | | | | |
| Outbuildings | | 37,970 | Non-AG TOTAL | 2.660 | 38,840 | | | | | | |

Assessor's Adjustment to Sale Price (+ or -): Total Recapture Value:

Assessor Comments and Reason for Adjustment:

JTWD

Comments from 001908601 Comments:

(Continue on back)

105945

Real Estate Transfer Statement

105

FORM
521

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

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

| | | | |
|--------------------------------------|------------------------------|---|--|
| 1 County Name Webster - 91 | 2 County Number 91 | 3 Date of Sale/Transfer Mo. 10 Day 7 Yr. 2024 | 4 Date of Deed Mo. 10 Day 7 Yr. 2024 |
|--------------------------------------|------------------------------|---|--|

| | |
|--|---|
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Dennis J. Hansen and Sally A. Hansen Street or Other Mailing Address P O Box 264 | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Eric Marcure and Peggy Marcure Street or Other Mailing Address 873-K Road Road K |
|--|---|

| | | |
|---------------------------------------|-------------------------------------|---|
| City Red Cloud | State NE | Zip Code 68970 |
| Phone Number (402) 746-4202 | City Red Cloud | State NE |
| Phone Number (402) 746-4202 | Phone Number 815-821-5425 | Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Email Address n/a | Email Address n/a | If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

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

| | | |
|------------|-------------------|-----|
| (A) Status | (B) Property Type | (C) |
|------------|-------------------|-----|

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

8 Type of Deed

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?

| | | | | | |
|---|--|---|---|---|---|
| <input type="checkbox"/> Buyer <input type="checkbox"/> Seller | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | 10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange | <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition | <input type="checkbox"/> Foreclosure <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____ | <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary |
|---|--|---|---|---|---|

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

| | |
|--|---|
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | 12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
|--|---|

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

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

14 What is the current market value of the real property?
581,000.00

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

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

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

18 Address of Property
873-K Road
Red Cloud, NE 68970

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

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

| | |
|--|--|
| 18a <input type="checkbox"/> No address assigned | 18b <input type="checkbox"/> Vacant land |
|--|--|

| | | |
|---|--|-------------------------|
| 21 If agricultural, list total number of acres transferred in this transaction _____. | 22 Total purchase price, including any liabilities assumed..... | 22 \$ 581,000.00 |
| | 23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) | 23 \$ _____ |
| | 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 \$ 581,000.00 |

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

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

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

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

Eric Marcure
Print/ or Type Name of Grantor or Authorized Representative

Grantee
Title

815-821-5425
Phone Number

10/7/2024
Date

sign here

Register of Deed's Use Only

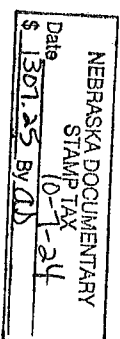
| | | | |
|---|---|--|--------------------|
| 28 Date Deed Recorded Mo. 10 Day 7 Yr. 24 | 29 Value of Stamp or Exempt Number \$ 1307.25 | 30 Recording Data BR2024R 1884 | For Dept. Use Only |
|---|---|--|--------------------|

A tract of land located in the Northeast Quarter of Section 20, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Northeast corner of said Section 20; thence S89°48'02"W (assumed bearing) on the North line of the Northeast Quarter said Section 20 for a distance of 780.00 feet to the point of beginning; thence continuing S89°48'02"W on said North line for a distance of 865.00 feet; thence S00°11'58"E, perpendicular to said North line, for a distance of 800.00 feet; thence N89°48'02"E, parallel with said North line, for a distance of 865.00 feet; thence N00°11'58"W, perpendicular to said North line, for a distance of 800.00 feet to the point of beginning; subject to county road right of way.

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 7 day of Oct. A. D., 2024, at 2:26 o'clock A.M. Recorded in Book 2024 on Page 1884

Abbey Hong County Clerk
ID: as Deputy
Ind Comp Assessor Carded



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

JOINT TENANCY WARRANTY DEED

Dennis J. Hansen and Sally A. Hansen, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Eric Marcure and Peggy Marcure, 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):

A tract of land located in the Northeast Quarter of Section 20, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Northeast corner of said Section 20; thence S89°48'02"W (assumed bearing) on the North line of the Northeast Quarter said Section 20 for a distance of 780.00 feet to the point of beginning; thence continuing S89°48'02"W on said North line for a distance of 865.00 feet; thence S00°11'58"E, perpendicular to said North line, for a distance of 800.00 feet; thence N89°48'02"E, parallel with said North line, for a distance of 865.00 feet; thence N00°11'58"W, perpendicular to said North line, for a distance of 800.00 feet to the point of beginning, subject to county road right of way.

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

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

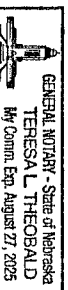
Executed October 7, 2024.

Dennis J. Hansen
Dennis J. Hansen

Sally A. Hansen
Sally A. Hansen

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on October 7, 2024 by Dennis J. Hansen and Sally A. Hansen, husband and wife.



Teresal Theobald
Notary Public

My commission expires: 8/27/2025

Residential & Commercial Sales Worksheet

| | | | | | |
|---|---|---|--|----------------------|-------------|
| City No. | Book | Page | Sale Date | School District Code | Unified: |
| 91 | 2024 | 1904 | 10/9/2024 | Base: 91-0002 | Affiliated: |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | |
| 000121600 | 186 | 4 05 | GeoCode | Twn | Rng |
| Date of Sale Assessed Value | | | 4371 | | |
| Land | | | Date of Sale Property Classification Code | | |
| 1,095 | Improvements | Total | Status | Property Type | Zoning |
| | 19,085 | 20,180 | A) 1 | B) 01 | C) 1 |
| Assessor Location: RED CLOUD (RC) | | | | | |
| | | | Commercial | | |
| Multiple Improvements: | | | Multiple Improvements: | | |
| Construction Date: 1900 | | | Construction Date: | | |
| Floor: 972 | | | Floor Sq. Ft.: | | |
| Building Cost New: 87,620 | | | Cost: | | |
| Single Family Style: 101 | | | Residential Condition: 20 | | |
| (100) <input type="checkbox"/> Mobile Home | (10) <input type="checkbox"/> Worn Out | Commercial Occupancy Code: | | | |
| (101) <input checked="" type="checkbox"/> One Story | (20) <input checked="" type="checkbox"/> Badly Worn | Primary: Other1: Other2: | | | |
| (102) <input type="checkbox"/> Two Story | (30) <input type="checkbox"/> Average | Commercial Construction Class: | | | |
| (103) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | |
| (104) <input type="checkbox"/> 1 1/2 Story | (50) <input type="checkbox"/> Very Good | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | |
| (111) <input type="checkbox"/> Bi-Level | (60) <input type="checkbox"/> Excellent | (3) <input type="checkbox"/> Masonry Bearing Walls | | | |
| (106) <input type="checkbox"/> Other | | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | |
| Townhouse or Duplex Style: | | | (5) <input type="checkbox"/> Metal Frame and Walls | | |
| (301) <input type="checkbox"/> One Story | (10) <input type="checkbox"/> Low | Residential Quality: 20 | | | |
| (302) <input type="checkbox"/> Two Story | (20) <input checked="" type="checkbox"/> Fair | Cost Rank: Condition: | | | |
| (307) <input type="checkbox"/> 1 1/2 Story | (30) <input type="checkbox"/> Average | (6) <input type="checkbox"/> Pole Frame | | | |
| (308) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | (10) <input type="checkbox"/> Low | | | |
| (309) <input type="checkbox"/> 2 1/2 Story | (50) <input type="checkbox"/> Very Good | (20) <input type="checkbox"/> Average | | | |
| (304) <input type="checkbox"/> One Story Duplex | (60) <input type="checkbox"/> Excellent | (30) <input type="checkbox"/> Above Average | | | |
| (305) <input type="checkbox"/> Two Story Duplex | | (40) <input type="checkbox"/> High | | | |
| Assessor's Adjustment to Sale Price (+ or -): | | | | | |
| Assessor Comments and Reason for Adjustment: | | | | | |
| DEED OF DISTRIBUTION BY PR; BETWEEN PARENT & CHILD | | | | | |
| Comments from | | | | | |
| 000121600 | | | | | |
| Comments: | | | | | |
| (Continue on back) | | | | | |

5-290

NEBRASKA

Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

186

FORM
521

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

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

| | | | |
|--|---|---|---|
| 1 County Name Webster - 91 | 2 County Number | 3 Date of Sale/Transfer Mo. <u>10</u> Day <u>09</u> Yr. <u>2024</u> | 4 Date of Deed Mo. <u>10</u> Day <u>09</u> Yr. <u>2024</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Pamela S. Hollingshead, PR of the Est. of Priscilla J. Hollingshead Street or Other Mailing Address 538 N Central St | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Pamela S. Hollingshead and Christy S. Crofton Street or Other Mailing Address 538 N Central St | |
| City Superior | State NE | Zip Code 68978 | City Superior |
| Phone Number (402) 879-1991 | Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Zip Code 68978 |
| Email Address n/a | Email Address n/a | | |

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

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

8 Type of Deed

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?

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

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

Yes No

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

Yes No

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

Yes No

Aunt or Uncle to Niece or Nephew Family Corp, Partnership, or LLC Self Other _____

Brothers and Sisters Grandparents and Grandchild Spouse

Ex-spouse Parents and Child Step-parent and Step-child

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

20,180.00

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

18 Address of Property
620 N Elm St
Red Cloud, NE 68970

18a No address assigned **18b** Vacant land

20 Legal Description (Attach additional pages, if needed.)
See attached Lots 20 & 21, Block 2, Smith & Moore's Addition to Red Cloud, NE

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

22 Total purchase price, including any liabilities assumed.

| | | |
|----|----|------|
| 22 | \$ | 0:00 |
| 23 | \$ | 0:00 |
| 24 | \$ | 0:00 |

23 Was non-real property included in the purchase?

Yes No (If Yes, enter dollar amount and attach itemized list.) (See instructions)

24 Adjusted purchase price paid for real estate (line 22 minus line 23) _____

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **15**.

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2-141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions)

Yes No

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

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

Kory McCracken

Print or Type Name of Grantee or Authorized Representative

sign here

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney

Title

Phone Number
10/9/2024

Date

28 Date Deed Recorded

Mo. 10 Day 10 Yr. 24

29 Value of Stamp or Exempt Number
\$ Exempt #15

30 Recording Data
BR2024 9 1904

Register of Deed's Use Only

For Dept. Use Only

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 10 day
of 08 A.D., 20 24 at 9:48
o'clock A.M. Recorded in Book 2024
on Page 1904
Abeyta County Clerk
10-10-24 Deputy
nd Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-10-24
\$20.00 BY DA

DEED OF DISTRIBUTION
BY
PERSONAL REPRESENTATIVE

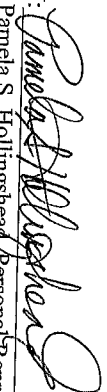
Pamela S. Hollingshead, Personal Representative of the Estate of Priscilla J. Hollingshead, Deceased, pursuant to appointment by the County Court of Webster County, Nebraska, Case No. PR 24-4, GRANTOR, conveys and releases to Pamela S. Hollingshead, a single person, and Christy A. Crafton, a married person, as joint tenants, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Twenty (20) and Twenty-one (21), Block Two (2), Smith & Moore's Addition to Red Cloud, Webster Co, Nebraska,

subject to easements and restrictions of record.


GRANTOR has determined that the GRANTEE is the person entitled to distribution of the real estate from said estate. GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey and release the same.

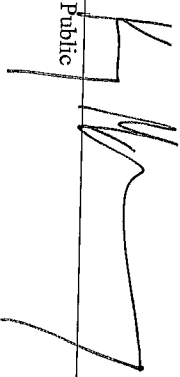
ESTATE OF PRISCILLA J. HOLLINGSHEAD, DECEASED.

BY: 
Pamela S. Hollingshead Personal Representative

STATE OF NEBRASKA, COUNTY OF WEBSTER) s.s.

The foregoing instrument was acknowledged before me on October 9, 2024, by Pamela S. Hollingshead, Personal Representative of the Estate of Priscilla J. Hollingshead, Deceased.

Comm. expires: 


Notary Public