### Residential & Commercial Sales Worksheet

(Continue on back)				
				000133000
Comments:	Сош			Comments from
		THER & SISTER	R BETWEEN BROTHER	WD; TRANSFER
		justment:	Assessor Comments and Reason for Adjustment:	Assessor Commen
		ce (+ or -):	Assessor's Adjustment to Sale Price (+ or -):	Assessor's Adju
(60) □ Excellent	7.7		Duplex	(305) □ Two Story Duplex
(50) □ Very Good		(60)   Excellent		(304) ☐ One Story Duplex
(40)		(50) Uery Good		(309) □ 21/2 Story
(30) ☐ Above Average (30) ☐ Average		(40) □ Good		(308) □ Split Level
(20) ☐ Average (20) ☐ Badly Worn		(30) 🗷 Average		(307) 🗆 1 1/2 Story
(10) □ Low (10) □ Worn Out		(20)	:	(302) □ Two Story
Cost Rank: Condition:		(10) □ Low		(301) □ One Story
(6) □ Pole Frame		Residential Quality: 30		Cownhouse or Duplex Style:
(5)  Metal Frame and Walls				(106) □ Other
(4) Wood or Steel Framed Ext. Walls		(60)   Excellent		(111) □ Bi-Level
(3) Masonry Bearing Walls		(50) Uery Good		(104) 🗆 1 1/2 Story
(2) ☐ Reinforced Concrete Frame		(40) □ Good		(103)  Split Level
(1) ☐ Fireproof Structural Steel Frame		(30) 🗷 Average		(102)  Two Story
Commercial Construction Class:		(20) □ Badly Worn		(101) 🗷 One Story
Primary: Other1: Other2:		(10)		(100) □ Mobile Home
Commercial Occupancy Code:		Residential Condition: 30	2000	Single Family Style:
Cost:	70	Cost: 261,570	Building Cost New:	
Floor Sq. Ft. :	11	Floor Sq. Ft.: 2,441	Floor: I	
Construction Date:	32	Construction Date : 1982		
Multiple. Improvements. :		Multiple. Improvements. :	Multiple Improvements:	Mu
Commercial		Residential		
C) 1 D) 1	A) 1	2)	: RED CLOUD (RC)	Assessor Location:
Property Type Zoning Location City Size Parcel Size	Status	130,770	128,035	2,735
Date of Sale Property Classification Code		Total	Improvements	Land
00 0 10020 020 0000	4371	Value	Date of Sale Assessed Value	I
m Ring Sect Ort Subdiv Area Blk Parcel	GeoCde Twn	4 05	163	000133000
Parcel Number		Useability & Code#,	Sale Number	Location ID
91-0002 Affiliated: Unified:	Base: 91-	9/7/2024	2024 1733	91 20
School District Code		Sale Date	Book Page	Cnty No. B

ael of

#### NEBRASKA

Good Life. Great Service.

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

FORM **521** 

tee—	Register of Deed's Use Only           28 Date Deed Recorded         29 Value of Stamp or Exempt Number         30           Mo.         Q         Day         13         Yr.         A         \$ <th>nuder penalties of law, I declare that I have examined this statement and and that I am duly authorized to sign this statement.  David B. Garwood  Prinvor Type Name of Grange of Authorized Representative  Prinvor Type Name of Grange of Authorized Representative  Signature of Grantee or Authorized Representative</th> <th>21 If agricultural, list total number of acres transferred in this transaction</th> <th>Red Cloud, NE 68970  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</th> <th>16 Does this conveyance divide a current parcel of land?  Yes No  18 Address of Property 141 West 10th Ave</th> <th>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  ✓ Brothers and Sisters Grandparents and Grandchild Spouse  Ex-spouse Parents and Child Step-parent at What is the current market value of the real property?</th> <th>Distribution  Easement  Executor</th> <th>(A) Status  (A) Status  (B) Property Type  (Commercial Number. Check one box in categories A and B. Check C if property is also a mobile home.  (B) Property Type  (B) Property Type</th> <th>(402) 450-7338 Email Address n/a</th> <th>City State Zip Code Lincoln NE 68502</th> <th>Kiley and Lee Edward Schumacher Street or Other Mailing Address 1600 Van Dorn Street</th> <th>5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)</th> <th>County Name Webs</th> <th>The dead will not be useful and and an unique</th>	nuder penalties of law, I declare that I have examined this statement and and that I am duly authorized to sign this statement.  David B. Garwood  Prinvor Type Name of Grange of Authorized Representative  Prinvor Type Name of Grange of Authorized Representative  Signature of Grantee or Authorized Representative	21 If agricultural, list total number of acres transferred in this transaction	Red Cloud, NE 68970  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	16 Does this conveyance divide a current parcel of land?  Yes No  18 Address of Property 141 West 10th Ave	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  ✓ Brothers and Sisters Grandparents and Grandchild Spouse  Ex-spouse Parents and Child Step-parent at What is the current market value of the real property?	Distribution  Easement  Executor	(A) Status  (A) Status  (B) Property Type  (Commercial Number. Check one box in categories A and B. Check C if property is also a mobile home.  (B) Property Type  (B) Property Type	(402) 450-7338 Email Address n/a	City State Zip Code Lincoln NE 68502	Kiley and Lee Edward Schumacher Street or Other Mailing Address 1600 Van Dorn Street	5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	County Name Webs	The dead will not be useful and and an unique
Retain a copy of this document for your records.	10 Recording Data   For Dept. Use Only	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 Granize of Authorized Representative  Attorney  Signature of Granize or Authorized Representative  Title  Title	If agricultural, list total number of acres transferred in this transaction	Addition to the City of Red Cloud, Webster County, Nebraska	Yes No \$	beneficiary relatives? (If Yes, check the appropriate box.)  Family Corp., Partnership, or LLC Self  Grandparents and Grandchild Spouse  Parents and Child Step-parent and Step-child  15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	Land Contract/Memo Partition Sheriff Other  Lease Personal Rep. Trust/Trustee  Mineral Quit Claim Varranty	(B) Property is also a mobile home.  (B) Property Type  Mineral Interests-Nonproducing  Mineral Interests-Producing  Exempt  (C)  Mobile Home	(785) 695-8015 If Yes, is the grantee a 509(a) foundation? Yes Who Email Address	State Zip Co NE 68970	Crystal Shockley and Gregory Arneson Street or Other Mailing Address 141 West 10th Avenue	6 Grantee's Name, Address, and Telephone (Please Print)  Grantee's Name (Buyer)	The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.    2   County Number	and the state of t

o'clock\_iA Clerk's office of said county this 13 numerical index and filed for record in the Comp. 3 A.D., 20 24, at 10:35 Recorded in Book 202 Assessor. County Clerk Carded\_

NEBRASKA DOCUMENTARY

### WARRANTY DEED

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

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

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

STATE OF NEBRASKA, COUNTY OF LANCASTER ) ss.	Lee Edward Schumacher	Executed September, 2024.
	Kiley Schumacker	
DALLAS JIPP My Comm. Expires 04/12/	TABY SCALARY	

Comm. expires 4-12-27 2024, by Kiley Schumacker and Lee Edward Schumacher

The foregoing instrument was acknowledged before me on September

Notary Public

### Residential & Commercial Sales Worksheet

(Continue on back)										
								002605806		000128400
			ents:	Comments:					rom	Comments from
					SISTER	ER &	BROTE	BETWEEN BROTHER	TRANSFER	JTWD;
						ent:	djustm	Assessor Comments and Reason for Adjustment:	mments and	Assessor Co
						or -):	rice (	Assessor's Adjustment to Sale Price (+ or -):	Adjustme	Assessor's
(60) 🗆 Excellent									Two Story Duplex	(305) □ Two
(50) □ Very Good					Excellent	□ Exc	(60) [		One Story Duplex	(304) 🗆 One
			(40)		Very Good	O Ver	(50) 1		2 1/2 Story	(309) 🗆 21/
	Average	Above Average	(30)		pc	☐ Good	( <del>4</del> 0)		Split Level	(308) □ Spli
		Average	(20) 🗆		Average	□ Ave	(30) 1		1 1/2 Story	(307) 🗆 1 1/
(10) 🗆 Wom Out		Low	(10)		[	□ Fair	(20)		Two Story	(302) 🗆 Two
Condition:		nk:	Cost Rank:		₩ 	□ Low	(10)		One Story	(301) 🗆 One
	ıme	Pole Frame	(6)		ıality:	Residential Quality:	Reside	30	Fownhouse or Duplex Style:	ownhouse o
Walls	Metal Frame and Walls		(5) 🗆						leT	(106) □ Other
med Ext. Walls	Wood or Steel Framed Ext.		(4)		Excellent	□ Exc			Bi-Level	(111) 🗆 Bi-i
Walls	Masonry Bearing Walls		(3)		Very Good	□ Ver	(50)		1 1/2 Story	(104) 🗆 11
ete Frame	Reinforced Concrete Frame		(2) 🗆		od	☐ Good	(40)		Split Level	(103) 🗆 Spl
TZ.	of Structur	Firepro	(1)		Average	□ Ave	(30)		Two Story	(102) 🗆 Tw
Class:	Commercial Construction Class:	rcial Con	Comme		Badly Worn	□ Bac	(20)		One Story	(101) 🗆 On
Other2:	Other1:		Primary:		Worn Out	□ w <sub>c</sub>	(10)		Mobile Home	(100) 🗆 Mo
ode:	Commercial Occupancy Code:	rcial Occ	Comme		Residential Condition:	ntial Co	Reside		19 32	Single Family Style:
			Cost:					Building Cost New:	Buil	
		Ft:	Floor Sq. Ft. :			q. Ft. :		Floor:		
		Construction Date:	Construc		e:	Construction Date:	Constru	Construction Date:	Con	
	ents. :	Multiple. Improvements. :	Multiple.		ements.:	Multiple. Improvements. :	Multipl	Multiple Improvements:	Multiple	
Commercial	Coj			*	Residential					
) 1 E) 6 F) 2	<b>1</b> D)	O	01	<b>1</b> B)	A)		(RC)	CLOUD	cation: RED	Assessor Location:
Location   City Size   Parcel Size	Zoning   L		Property Type	Status Pr	12,540		5	10,505	2,035	2
Date of Sale Property Classification Code	perty Cla	Sale Pro	Date of	J	Total	To		Improvements		Land
10020 014 0000	0 10	00		4371	4		l Value	Date of Sale Assessed Value	Date o	
Subdiv Area Blk Parcel	Qrt Su	Sect	Rng	GeoCde Twn	05 G	4		164	100	000128400
ber	Parcel Number	Paj			Useability & Code#	ability	Use	Sale Number		Location ID
Unified:	Ä.	Affiliated:	002	Base: 91-0002	9/13/2024 B	9/13		1736	2024	91
Code	School District Code	Schoo			Sale Date	Sale		Page	Book	Cnty No.

### NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

## Real Estate Transfer Statement

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

FORM **521** 

	Mo. 1 Day 13 Yr. 24 \$ 22, 50 BK 2024 6 1736
For Dept. Use Only	Register of Deed's Use Only
Date	<b>Nere</b> Signature of Grantee of Authorized Representative
Phone Number 9/13/2024	sign Attorney
(402) 746-3613	
complete, and correct.	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.
issile field? (See Instructions)	<ul> <li>20 is all allieuxivit as described in Neb. Hev. Stat. § /b-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)</li> <li>27 If yes, is the required affidavit attached to this filing? Yes</li> <li>No</li> </ul>
0,00	24 Adjusted purchase price paid for real estate (line 22 minus line 23)
0,00	
0100	_
lounty, Nebraska.	Lots Five (5), Six (6), Seven (7), and Eight (8), Block Fourteen (14), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska.
	18a No address assigned 18b Vacant land
	Red Cloud, NE 69870 Same as Grantee
Statement Should be Sent	rty 19 Name and Address of Person to Whom the Tax
(If Yes, include the name	6 Does this conveyance divide a current parcel of land?  17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  Yes No
interest rate.)%	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 9,380.00 □ Yes □ No \$
	Ex-spouse Parents and Child
¥r	II LLC
	ansfer I
No, state the intended use.	estate
Trustee to Beneficiary Other (Explain)	Exchange) by buyer or seller?  Auction  Easement  Gift  Life Estate  Sale  Satisfaction of Contract  Grantor Trust  Partition  Satisfaction of Contract
Transfer on Death	10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust
	Death Certificate – Transfer on Death
Other	Contract/Memo ☐ Partition ☐ Sheriff ☐
	OLL   Commercial   Recreational   Milleral Intelests-Froducing   Exempt
✓ Mobile Home	y ☐ Industrial ☐ Mineral Interests-Nonproducing ☐ Sta
(C)	(A) Status (B) Property Type
	7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.
	Email Address
$\overline{}$	7495 Phone Number Is the grantee a (785) 282-0431 If Yes, is the grantee a (785) 282-0431
Zip Code 66952	State Zip Code NE 68970
	Street or Other Mailing Address 60 N Chestnut Street or Other Mailing Address 26051 Hwy 36
	Grantor's Name (Seller)  Darren Lorence  Grantee's Name (Buyer)  Dwayne Lorence and Sheila Lorence
	d Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print)
y 13 Yr. 2024	Webster - 91 County Number 3 Date of Sale/Transfer 4 Date of Deed 5 Deed 5 Deed 6 Deed 6 Deed 6 Deed 6 Deed 7 De
	The deed will not be recorded unless this statement is signed and items 1-27 are accurately co

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

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of 54 A.D., 20 AU, at 14.53 o'clock 12M. Recorded in Book 2024 on Page 1134. 

\_dmo\_

\_Assessor\_

NEBRASKA DOCUMENTARY STAMP, JAX, 11. 23.50

### JOINT TENANCY WARRANTY DEED

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

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

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

- except roads and highways, easements and restrictions of record; (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 the lawful claims of all

Executed September 15, 2024.

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

by Darren L. Lorence, a single person. The foregoing instrument was acknowledged before me on September 3, 2024,

Comm. expire GENERAL NOTARY - State of Nebraska KORY MCCRACKEN

My Comm. Eqp. August 27, 2026

Notary Public

### Residential & Commercial Sales Worksheet

(Continue on back)				
				000330500
ents:	Comments:			Comments from
				WD
		ljustment:	Assessor Comments and Reason for Adjustment:	Assessor Commen
		ice (+ or -):	Assessor's Adjustment to Sale Price (+ or -):	Assessor's Adju
(60) □ Excellent			Duplex	(305) □ Two Story Duplex
(50) 🗆 Very Good	larie.	(60)   Excellent	Duplex	(304) ☐ One Story Duplex
(40) □ High (40) □ Good		(50) Uery Good		(309)   2 1/2 Story
(30) □ Above Average (30) □ Average		(40) □ Good		(308) □ Split Level
(20) □ Average (20) □ Badly Wom		(30) ★ Average		(307)   1 1/2 Story
W		(20) □ Fair		(302) □ Two Story
Cost Rank: Condition:		(10) 🗆 Low		(301) □ One Story
(6) □ Pole Frame		Residential Quality: 30		Townhouse or Duplex Style:
(5)				(106) □ Other
		(60) ☐ Excellent		(111) □ Bi-Level
(3) Masonry Bearing Walls		(50) Uery Good		(104) 🖼 1 1/2 Story
		(40) ₩ Good		(103)  Split Level
(1) ☐ Fireproof Structural Steel Frame		(30) 🗷 Average		(102) □ Two Story
Commercial Construction Class:	S5340	(20) □ Badly Worn		(101) □ One Story
Primary: Other1: Other2:		(10) Worn Out		(100)  Mobile Home
Commercial Occupancy Code:		Residential Condition: 35		Single Family Style: 104
Cost:		Cost: 151,350		
Floor Sq. Ft. :		Floor Sq. Ft.: 1,358		
Construction Date :		Construction Date : 1900		
Multiple, Improvements, :		Multiple. Improvements.:	Multiple Improvements:	ıΜı
Commercial		Residential		
01 C 1 D 1 E 6 F 1	A) 1 B)	(вн)	BLUE HILL	Assessor Location:
Property Type Zoning Location City Size Parcel Size	Status Pro	160,005	157,510	2,495
Date of Sale Property Classification Code	Ь	Total	Improvements	Land
00 0 20045 000 0000	4133	Value	Date of Sale Assessed Value	ı
Rng Sect Ort Subdiv Area Blk Parcel	GeoCde Twn	1	165	000330500
Parcel Number		Useability & Code#	Sale Number	Location ID
074 Affiliated: Unified:	Base: 91-0074	9/13/2024	2024 1737	91 2
School District Code		Sale Date	Book Page	Cnty No. B

### 9/80 NEBRASKA Good Life, Great Service, Real Estate Transfer Statement

FORM

Pepartment of Revenue 5-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020 Grantee—	Register of Deed's Use Only  28 Date Deed Recorded  29 Value of Stamp or Exempt Number  30 Mo. 1 Day 13 Yr. 24 \$ 326.25	Under penalties of law, I declare that I have examined this statement and I and that I am duly authorized to sign this statement.  Danielle L. Kelley  Phot or Type Name of Grandse or Authorized Representative  Sign  Signature of Grantee or Authorized Representative	22 Total purchase price, including any liabilities assumed	egal Description (Attach additional pages, if needed.) ots One (1) and Two (2), Block "A", in C.B. Nelson's One (1), according to the recorded plat thereof.	18 Address of Property 202 W. Saline St. Blue Hill, NE 68930	14 What is the current market value of the real property? 145,000.00 16 Does this conveyance divide a current parcel of land?	T3 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes,   Yes ✓ No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or  Brothers and Sisters Grandparents and Grandchild  Ex-spouse Parents and Child	Death Certificate – Transfer on Death Executor  art of IRS like- (I.R.C. § 1031  Pyer or seller?  Seller No Court Decree Exchange  Transferred in full? (If No, explain the division.)		Elle (1993) (199		The deed will not be recorded unless this stateme  County Name  Webster - 91  Grantor's Name, Address, and Telephone (Please Print)
Authorized by Neb. Rev. Stat. \$8 76-214, 77-1327(2) Retain a copy of this document for your records.	30 Recording Data  The Control of th	that it is, to the best of my knowledge and belief, true, complete, and correct,  (402) 463-4198  Closing Department Manager  One of the best of my knowledge and belief, true, complete, and correct,  (402) 463-4198  Phone Number  9/13/2024  Date	22 \$ 145,000;00 in the mixed list.) (see instructions) 23 \$ 145,000;00 in some 23 \$ 145,000;00 in the exemption number 23 \$ 145,000;00 because the property is located within a country or other geographic area with an active air force ballistic missile field? (See Instructions) in the property is located within a country or other geographic area with an active air force ballistic missile field? (See Instructions) in the property is located within a country or other geographic area with an active air force ballistic missile field? (See Instructions)	Subdivision to the village of Blue Hill, Webster County, Nebraska, EXCEPT the East 31 feet of said Lot	19 Name and Address of Person to Whom the Tax Statement Should be Sent  See Grantee	15 Was the mortgage assumed? (if Yes, state the amount and interest rate.)  Yes V No \$  17 Was transfer through a real estate agent or a title company? (if Yes, include the name	check the appropr	Coase   Freishiar rep.   Ittisuritistee     Mineral   Quit Claim   Warranty     Foreclosure   Irrevocable Trust   Revocable Trust   Transfer on Death     Gift   Life Estate   Sale     Grantor Trust   Partition   Satisfaction of Contract   Other (Explain)     12 Was real estate purchased for same use? (If No, state the intended use.)     7 Yes   No	operty is also a mobile home.  operty Type  Mineral Interests-Nonproducing  Mineral Interests-Producing  Ontract/Memo Partition	City State Zip Code Blue Hill NE 68930  Phone Number Is the grantee a 501(c)(3) organization? Yes // No  [402) 469-4264 If Yes, is the grantee a 509(a) toundation? Yes // No  [5] N.A.	ame (Buyer) 1 Pinzon and Rosanna L. Sheltrown ther Malling Address Saline St.	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.    County Number   3 Date of Sale/Transfer   4 Date of Deed

Carded	Assessor	Computer	Index

NEBRASKA DOCUMENTARY STAMP TAX

Date: 09/13/24

Bk 2024, Pg 1737

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 September A.D., 2024, at 02:47 o'clock PM. Recorded in Book 2024 on Page 1737

Deputy County Clerk

Fee: \$10.00 By: AS Electronically Recorded

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

### Warranty Deed

real estate (as described in Neb. Stat. 76-201): acknowledged, conveys to JONATHAN PINZON AND ROSANNA L. SHELTROWN, HUSBAND AND WIFE, as joint tenants not as tenants in common, whether one or more, the following described consideration Grantors, of One Dollar and other valuable JAMIE REIMAN AND CHRISTINE REIMAN, HUSBAND AND WIFE, in consideration, the receipt of which is hereby

according to the recorded plat thereof. 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),

GRANTORS covenant with GRANTEES that GRANTORS:

- $\Xi$ 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 a]] regular taxes and special
- have legal power and lawful authority to convey the same;
- $\Omega$ warrant and will defend title to the real estate against the lawful claims of all persons

CARLA JACKSON  Wy Comm. Eq. 14W 8, 2028	A ACCUMENT	On this 1140 day of September.	COUNTY OF AGMS	STATE OF NEBRASKA				Executed $9-1/-24$
Notary Public - Orlo Jockson	(moder Land	On this 11th day of Schewher, 2021, before me personally appeared Jamie Reiman and			Misting L. Reiman	Jamie Reiman	Same L.	7

My Comm. Exp. July 8, 2026

#### Agricultural Land Sales Worksheet

50,270	17.850		Non-AG TOTAL	No	58,880		ngs 💮	Outbuildings
		ഥ	Other		177,240		ngs	Dwellings
		B	Recreation					
25,000	1.000	¥.	Home Sites		170,320	61.930	4D	
25,270	2.000	8	Farm Sites				4D1	4
	14.850	is s	Roads				3D	
1,661,640	813.770		AG LAND TOTAL	AGL	24,310	8.840	3D1	Į.
		er	Other		340,460	123.800	2D	
1,030	2.060	ਦਿ	Waste		107,365	39.040	2D1	2
		'n	Accretion		367,350	133.580	ID.	
		er	Shelterbelt/Timber	7.0			ID1	DRYLAND 1
3,845	7.690	G	4G				4A	
8,060	6.200	H	4G1				4A1	2
20	0.040	<u> </u>	3G				3A	
		11	3G1				3A1	
		2G	2)				2A	
144,590	110.960		2G1				2A1	
104,600	68.220	1G	1				1A	
389,690	251.410		GRASSLAND 1G1	GR			1A1	IRRIGATED 1
VALUE:	ACRES:	A	LCG		VALUE:	ACRES:	7	ъсс
E) 0 F) 5	D) 3	© 5	в) 05	A) 1		Irrigation Type:	Irrigat	
City Size Parcel Size	g Location	pe Zoning	Property Type	Status	1,948,030	236,120	0	1,711,910
ıtlon Code	Date of Sale Property Classification Code	šale Prope	Date of S		Total	Improvements	Imp	Land
1 000 0000	00000	18 4	3 10	4243	3	Date of Sale Assessed Value	Date of S	
Area Blk Parcel	Subdiv	Sect   Ort	Twn Rug	GeoCde	4 05	166		001606900
	Parcel Number	Parce			Useability & Code#	Sale Number   Us	Sale	Location ID
Unified:		Affiliated:	91-0074	Base: 9	9/16/2024	1764	2024	91
	School District Code	School I			Sale Date	Page	Book	Cnty No.

_	 Υ	processor.		<del></del>	7	_	_	T	·	·····	
		00160710	001606900 002653800 001610500 001613400 001613600 001606800 001607000	Comments from Comments:	170 P. 17	TOTAL			WD; TRANSFER PROPERTY INTO FAMILY TRUST	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)			0 001606800 001607000	ments:	F-00-00						Total Recapture Value:

#### NEBRASKA

Good Life. Great Service.

# Real Estate Transfer Statement To be filed with the Register of Deeds. • Read instructions on reverse side. If additional cases is needed add an affectment and identify the applicable from

521 FORM

	Signature of Grantee or Authorized Representative  Register of Deed's Use On	Under penalties of law, I declare that I have examined this statement and that it is, and that I am duly authorized to sign this statement.  Daylo B. Garwood  Print or Type Name of Authorized Representative	24 Adjusted purchase price paid for real estate (line 22 minus line 23)	22 Total purchase price, including any liabilities assumed	See descriptions attached.  21 If agricultural, list total number of acres transferred in this transaction 840+-	18a No address assigned 18b Vacant land	18 Address of Property 1372 Road R Red Cloud, NE 68970	16 Does this conveyance divide a current parcel of land?  Yes V No	14 What is the current market value of the real property? 1,700,000.00	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, c  ✓ Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or L  ☐ Brothers and Sisters	Yes No	9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?    Buyer	of Deed Conservator Distribution Sill of Sale Corrective Easement Cometery Death Certificate – Transfer on Death Executor	Unimproved Single Family Industrial Unimproved Multi-Family Agricultural IOLL Commercial Recreational	(A) Status (B)	n/a  7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.	Phone Number (402) 460-1731	City State Zip Code Red Cloud NE 68970	Street or Other Mailing Address 1372 Road R		5 Grantor's Name, Address, and Telephone (Please Print)	1 County Name   2 County Number   Webster - 01	• If additional space is needed, add an attach  The deed will not be recorded unless this statement
BK 1024, A 1764  Authorized by Neb. Rev.	Title Date    Control   Co	to the best of my knowledge and belief, true, complete, and correct (402)  Phone	vithin a county or other geographic area with an active air force ballistic missile field? (See Instructions)	223 \$			19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  Yes No \$%	beneficiary relatives? (If Yes, check the appropriate box.)  Family Corp., Partnership, or LLC  Self  Other Other	r≥ was real estate purchased for same use / (if No, state the intended use,)  ✓ Yes  No	☐ Irrevocable Trust	Contract/Memo Partition Sheriff Personal Rep. Trust/Trustee Quit Claim Warranty	Mineral Interests-Nonproducing  State Assessed  Mobile Home  Exempt	(B) Property Type (C)	property is also a mobile home	Phone Number Is the grantee a 501(c)(3) organization? Yes (402) 460-1731 If Yes, is the grantee a 509(a) foundation? Yes (No	Red Cloud NE State Zip Code NE 68970	Street or Other Mailing Address 1372 Road R	Grantee's Name (Buyer)  Grantee's Name (Buyer)  Paul A and Amher Stoner Trustees Daul & Amher Stoner Dans Trustees	ay Yr.	of Sale/Transfer 16 2024 4 Date of 0	• If additional space is needed, add an attachment and identify the applicable item number.

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

Section Nineteen (19); AND Northeast Quarter (W½NE¼) and the West Half of the Southeast Quarter (W½SE¼) of The Northeast Quarter of the Northwest Quarter (NE1/4NW1/4), the West Half of the

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

Thirty-three (33); AND The Southeast Quarter (SE½) and the South Half of the Northeast (S½NE½) of Section

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 10 day of Sept A.D., 20 at at 2:00 o'clock 1 M. Recorded in Book 2024 on Page 176.1. on Page that a County Clerk

Comp\_

Assessor\_

Carded\_

SEXEMPTAY BY OF NEBRASKA DOCUMENTARY STAMP TAX

### WARRANTY DEED

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

Quarter of the Southeast Quarter (SW1/4SE1/4) of Section Eighteen (18); AND The Southeast Quarter of the Southwest Quarter (SE½SW½) and the Southwest

Northeast Quarter (W1/2NE1/4) and the West Half of the Southeast Quarter (W½SE¼) of Section Nineteen (19); AND The Northeast Quarter of the Northwest Quarter (NE¼NW¼), the West Half of the

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

Section Thirty-three (33); AND The Southeast Quarter (SE¼) and the South Half of the Northeast (S½NE¼) of

The Northwest Quarter (NW½) of Section Thirty-four (34), ALL in Township Three (3) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

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

Executed September

Amber Stoner

Paul A. Stoner

Dhe

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on September

2024, by Paul A. Stoner and Amber Stoner, husband and wife,

A GENERAL NOTARY - State of Nebreska
DAVID B. GARWOOD
My Comm. Exp. December 2 2025 Comm. expires 12-Ÿ

Notary Public

Ph/Fax (402) 746-3613

### Agricultural Land Sales Worksheet

	5.950	Non-AG TOTAL			Outbuildings	
		Other			Dwellings	
		Recreation				
		Home Sites	9,300	3.380	4D	
		Farm Sites	47,055	17.110	4D1	
	5.950	Roads			3D	
348,365	153.920	AG LAND TOTAL	1,845	0.670	3D1	
		Other	88,225	32.080	2D	
1,090	2.180	Waste			2D1	
		Accretion	101,780	37.010	1D	
		Shelterbelt/Timber	28,765	10.460	DRYLAND IDI	DR
2,930	5.860	4G			4A	
		4G1			4A1	
490	0.980	3G			3A	
		3GI			3A1	
25	0.050	2G			2A	
13,125	9.050	2G1			2A1	
310	0.620	IG			1A	
53,425	34.470	GRASSLAND 1G1			IRRIGATED 1A1	IZ.
VALUE:	ACRES:	CCC	VALUE:	ACRES:	LCG	
E) 0 F) 9	5 D) 3	A) 2 B) 05 C)		Irrigation Type:	In	
City Size Parcel Size	Zoning Location	Status Property Type	348,365		348,365	
ation Code	Date of Sale Property Classificati	Date of Sale Pı	Total	Improvements	Land	
1 000 0000	0 00000	4135 4 9 11	alue	Date of Sale Assessed Value	Date	
Area Bik Parcel	Qrt Subdiv	GeoCde Twn Rng Sect	1	167	001305500	00
	Parcel Number	P	Useability & Code#	Sale Number	Location ID	Ţ
Unified:	ted:	Base: 65-0005 Affiliated:	9/17/2024	1777	91 2024	9
	School District Code	Sch	Sale Date	Page	Cnty No.   Book	Cnt

		001305500	Comments from Comments:			TRUSTEE'S DEED; SALE PRICE COMBINED WITH BK2024, PG1779	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)			\$.			1779		Total Recapture Value:

#### Se se se

Good Life. Great Service. NEBRASKA

Real Estate Transfer Statement

521 FORM

Nebraska Department of Revenue Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020 28 Date Deed Recorded sign 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) here 22 Total purchase price, including any liabilities assumed..... 21 If agricultural, list total number of acres transferred in this transaction 160+-18 Address of Property 16 Does this conveyance divide a current parcel of land?
☐ Yes ✓ No 11 Was ownership transferred in full? (If No, explain the division.) 18a 🗸 No address assigned 14 What is the current market value of the real property? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Huntington 9 5 Grantor's Name, Address, and Telephone (Please Print) 8 Type of Deed Phone Number (248) 808-0200 Street or Other Mailing Address 12960 Borgman Ave Grantor's Name (Seller)
Thomas F. Dolnicek, Trustee of Thomas F. Dolnicek Rev Mo.\_ Email Address County Name 27 If this transfer is exempt from the documentary stamp tax, list the exemption number Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. Ag Land 258,000.00 Yes (A) Status Buyer Unimproved DEPARTMENT OF REVENUE Yes 0 Improved Cemetery Bill of Sale Day [] 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 Grantee or Authorized Representative

Phone I Signature of Grantee or Authorized Representative tomos S No No No Webster - 91 scribed 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) S Seller Death Certificate - Transfer on Death Corrective Conservator × 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. 24 **S** No Multi-Family Commercial Single Family Ex-spouse Aunt or Uncle to Niece or Nephew Brothers and Sisters 18b Vacant land 29 Value of Stamp or Exempt Number \$\_\$80.50 10 Type of Transfer County Number State Auction Court Decree 7 Register of Deed's Use Only Recreational Agricultural Industrial Exchange Easement Distribution Easement
Executor No No Distribution Parents and Child Family Corp., Partnership, or LLC □ Grandparents and Grandchild Zip Code 48070 Grantor Trust Foreclosure Gift Land Contract/Memo Mineral Lease (B) Property Type Title Grantee 30 17 Lawrence Grantees 19 Name and Address of Person to Whom the Tax Statement Should be Sent Phone Number (402) 460-8367 Grantee's Name (Buyer)
Craig Joseph Mazour, 3 Date of Sale/Transfer Mo. 9 Day 17 Email Address Street or Other Mailing Address 2224 Road 2700 6 Grantee's Name, Address, and Telephone (Please Print) Mineral Interests-Producing Mineral Interests-Nonproducing Recording Data Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ves AgriAffiliates, Inc Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes Partition Life Estate Irrevocable Trust hear) 12 Day 17 Was real estate purchased for same use? (If No, state the intended use.) Yes S No ☐ Quit Claim ☐ Partition Personal Rep. Self Step-parent and Step-child Spouse Yr. 2024 0 ✓ Sale G Revocable Trust Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Trustee and Amy Jean Mazour, Trustee No Satisfaction of Contract ✓ Trust/Trustee

Warranty 4 Date of Deed Mo. 9 Sheriff Authorized by Neb. State Assessed 22 24 FA Other (Explain) Other Trustee to Beneficiary Day 9 Transfer on Death Rev. Stat. §§ 76-214, 77-1327(2) 0 Other For Dept. Use Only 9/17/2024 Phone Number (402) 460-8367 1 258,000,00 28,000,00 Mobile Home Yes Yes <u>.</u> Zip Code 68957 2024 0 ₹ ₹ 8 8

Entered on the numerical index and filed for record in the State of Nebraska ss. County of Webster Clerk's office of said county this\_ o'clock\_ Comp. A.D., 20 24 Recorded in Book 2024 though Assessor. County Clerk

Deputy at L Carded 3:33 3:33

NEBRASKA DOCUMENTARY

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

### TRUSTEE'S DEED

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

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:

- $\odot$ is lawfully seised of such real estate and that it is free from encumbrances;
- $\mathcal{O}$ has legal power and lawful authority to convey the same;
- (ii) warrants and will defend title to the real estate against any acts of the GRANTOR

Executed \_, 2024.

Thomas F. Dolnicek, Trustee

MICHIGAN STATE OF NEBRASKA

COUNTY OF Burland

)ss. )

The foregoing instrument was acknowledged before me on 4-14-624 by Thomas F. Dolnicek, Trustee under the Thomas F. Dolnicek Revocable Living Trust Agreement, dated May 17, 2001, as amended and restated.

My Commission Expires: 7-10-2029

Notary Public

HEATHER HANNA
Notary Public - State of Michigan
County of Oakland
My Commission Expires Jul 10, 2079
Acting in the County of OUL 2079

### Agricultural Land Sales Worksheet

	5.950	Non-AG TOTAL	Non			Outbuildings	Outb
		Other				Dwellings	D.
		Recreation			Manual designations and the second process of the second process o	Section (Section)	
		Home Sites		9,300	3.380	£	
		Farm Sites		47,055	17.110	4D1	
	5.950	Roads				30	
348,365	153.920	AG LAND TOTAL	$AGL_t$	1,845	0.670	3D1	
		Other		88,225	32.080	2D	
1,090	2.180	Waste				2D1	
		Accretion		101,780	37.010	ID	
		Shelterbelt/Timber	ß	28,765	10.460	ID1	DRYLAND
2,930	5.860	4G				4A	
		4G1				4AI	
490	0.980	3G				3A	
		3G1				3A1	
25	0.050	2G				2A	
13,125	9.050	2G1				2A1	
310	0.620	1G				IA	
53,425	34.470	GRASSLAND 1G1	GR	ı		D IAI	IRRIGATED
VALUE:	ACRES:	LCG		VALUE:	ACRES:	_	LCG
E) 0 F) 9	5 D) 3	C)	A) 2		Irrigation Type:	Irriga	
City Size Parcel Size	ing Location	Property Type Zoning	Status	348,365		,365	348
ion Code	erty Classificat	Date of Sale Property Classification Code		Total	Improvements	Im	Land
1 000 0000	0 00000	4 9 11 (	4135	alue	Date of Sale Assessed Value	Date of	
Area Blk Parcel	Subdiv	Twn Rng Sect Qrt	GeoCde	ч	168	00	001305500
	Parcel Number	Parc		Useability & Code#	Sale Number		Location ID
Unified:	•	65-0005 Affiliated:	Base: 6	9/17/2024	1779	2024	91
	School District Code	School		Sale Date	Page	Book	Cnty No.

			001305500	Comments from			WD	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):	
(Continue on back)		-		Comments:					Total Recapture Value:	

#### NEBRASKA

Good Life. Great Service.

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

FORM **521** 

• IT additional space is needed, add an attach	• If additional space is needed, add an attachment and identify the applicable item number.
1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of De	eted.
5 Grantor's Name Address and Telephone (Bloose Brins)	Mo. 9 Day 17 Yr. 2024 Mo. 9 Day 1 Yr. 2024
	Grantee's Name (Buyer)  Grantee's Name (Buyer)  Craid Joseph Mazour. Trustee and Amy Jean Mazour Trustee
	388
City         State         Zip Code           Lincoln         NE         68526	City State Zip Code Lawrence NE 68957
Phone Number (248) 808-0200	ber Is the grantee a 501(c)(3) organization? -8367 If Yes, is the grantee a 509(a) foundation?
Email Address n/a	
ssification Number. Check one box in categories A and B. Check (	f property is also a mobile home.
	Mineral Interests-Nonproducing  State Assessed  Mobile Home  Exempt
Type of Dood Constructor Hecreational	
8 Type of Deed Conservator Distribution Law Bill of Sale Corrective Easement Lev	Lease
Cemetery Death Certificate – Transfer on Death Executor	Quit Claim
nge (I.R.C. § 10) by buyer or selle	losure Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trustee to Beneficiary
11 Was ownership transferred in full? (If No, explain the division.)    Yes	Grantor Trust Partition Satisfaction of Contract Other (Explain)  12 Was real estate purchased for same use? (If No, state the intended use
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)  Yes ✓No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Brothers and Sisters ☐ Grandbarents and Grandchild ☐ Spouse	beneficiary relatives? (If Yes, check the appropriate box.)  Family Corp., Partnership, or LLC Self Other Other
	Step-parent ar
Ag Land	19 Name and Address of Person to Whom the Tax Statement Should be Sent  Grantees
18a 🗸 No address assigned 18b 🗸 Vacant land	
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 agrees transferred in this transaction, 160+-	Northeast Quarter (E1/2NE1/4) of Section Eleven (11), //., Webster County, Nebraska  (1/2 interest)
ee inst	22   \$5 6   \$\omega \subseteq 258,000 .00
<ul> <li>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) No</li> <li>27 If yes, is the required affidavit attached to this filing? Yes \( \subseteq \text{No} \) No</li> </ul>	vithin a county or other geographic area with an active air force ballistic missile field? (See Instructions
Under penaltites of law, I declare that I have examined this statement and and that I am duly authorized to sign this statement.  Cralig Joseph Mazour, Trustee  Print or Type Name of Grantee or Authorized Benresentative	that it is, to the best of my knowledge and belief, true, complete, and correct,  (402) 460-8367
(4)	Grantee 9/17/2024 Title Date
Register of Deed's Use On  Deed Recorded 29 Value of Stamp or Exempt Number  C 29 Value of Stamp or Exempt Number	30 Recording Data
	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska \{\} ss. County of Webster\}

on Page
(1660+ Haria o'clack\_ of Sept A.D., 2021 at Entered on the numerical index and filed for record in the \_Comp\_ P.M. Recorded in Book are Assessor his I day County Clerk
Deputy Carded

NEBRASKA DOCUMENTARY
STAMPTAY-33 By

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

### WARRANTY DEED

following described real estate (as defined in Neb. Rev. Stat. 76-201): 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 DOLLAR (\$1.00) and other valuable consideration received from Grantees, Craig Joseph Mary E. Torell and Robert B. Torell, Jr., wife and husband, Grantors, in consideration of ONE

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

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

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

Executed September 16, 2024.

Mary E. Torell

STATE OF NEBRASKA

COUNTY OF LANCASTEP

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

September 16, 2024 by

GENERAL NOTARY - State of Nebraska
LAURA L. RAY
My Comm. Exp. May 3, 2027

### Residential & Commercial Sales Worksheet

(Continue on back)			
			000136200
Comments:	es, and the state of the state		Comments from
AND LEGAL	GRANTORS	E WD; CORRECTED	CORRECTIVE
	djustment:	Assessor Comments and Reason for Adjustment:	Assessor Comm
	rice (+ or -):	Assessor's Adjustment to Sale Price (+ or -):	Assessor's Ac
(60) □ Excellent		Two Story Duplex	(305) 🗆 Two Sto
(50)	(60) □ Excellent	One Story Duplex	(304) □ One Sto
(40) □ High (40) □	(50) Uery Good	лу	(309) □ 2 1/2 Story
(30)   Above Average (30)	(40) □ Good	76]	(308) □ Split Level
(20) □ Average (20) □	(30) 🖼 Average	лу	(307) □ 1 1/2 Story
	(20) 🗆 Fair	Ty .	(302) □ Two Story
Cost Rank: Condition:	(10) 🗆 Low		(301)  One Story
lty: 30	Residential Quality: 30	Townhouse or Duplex Style:	Cownhouse or Du
(5) ☐ Metal Frame and Walls		T PARKY	(106) □ Other
(4)			(111) □ Bi-Level
(3)	(50) □ Very Good	ny	(104) 🖼 1 1/2 Story
(2) 🗆	(40) □ Good	vel	(103) □ Split Level
(1) ☐ Fireproof Structural Steel F	(30) □ Average	тy	(102)   Two Story
Wom Commercial Construction Class:	(20) 🗆 Badly Worn	ry	(101) □ One Story
Primary: Other1: Other2:	(10) 🗷 Worn Out	Home	(100) ☐ Mobile Home
	Residential Condition: 10	le: 104	Single Family Style: 104
113,725 Cost:		Building Cost New:	
1,163 Floor Sq. Ft.:	Floor Sq. Ft. :	Floor:	
1900	Construction Date:	Construction Date:	
Multiple. Improvements	Multiple. Improvements.:	Multiple Improvements:	
Residential Commercial	Ree		
A) 1 B) 01 C) 1 D) 1 E) 6 F) 2	(RC)	RED CLOUD	Assessor Location:
7,295 Status Property Type Zoning Location City Size Parcel Size			1,915
Date of Sale Property Classification Code	Total	Improvements	Land
4371 00 0 10025 002 0000	Value .	Date of Sale Assessed Value	
12 GeoCde Twn Rug Sect Ort Subdiv Area Blk Parcei	4	169	000136200
Parcel Number	Useability & Code #	Sale Number	Location ID
Dase: 91-0002 Affiliated: Unified:	9/18/2024	2024 1788	91
ate School District Code	Sale Date	Book Page	Cnty No.

#### NEBRASKA

Good Life. Great Service. DEPARTMENT OF REVENUE

## Real Estate Transfer Statement

521 FORM

5 Grantor's Name, Address, and Telephone (Please Print) County Name Webster - 91 •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.

2 County Number

2 County Number

3 Date of Sale/Transfer

4 Date of Deed

Mo. 9 Day 18 Yr. 2024

Mo. 9 Day 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer Mo. 9 Day 18 4 Date of Deed Mo. 9 Day 2024

Grantors Name (seller) Glen Brumbaugh and Avery Brumbaugh Street or Other Malling Address	Grantee's Name (Buyer)  Jonathan Luke Jones and Jami Naomi Lynn	mi Lynn Saterlee
5 N Cedar St	Street or Other Mailing Address 405 N Chestnut St	
State Zip Code NE 68970	City Red Cloud N	State Zip Code NE 68970
	7	3) organization?
Email Address n/a	Email Address	ā
7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home.	property is also a mobile home.	
(A) Status (B)	(B) Property Type	(C)
✓ Improved Single Family Industrial	ts-Nonproducing	State Assessed Mobile Home
proved Multi-Family		-
Commercial Recrea		
	Contract/Memo Partition	riff Other
	Quit Claim	Warranty
(e- 10 Type of Transfer ☐ Distribution ☐	☐ Irrevocable Trust ☐ Revocable	Transfer on Death
Buyer Seller No Court Decree Exchange Grantor Trust	Trust Partition Satisfaction of Contract	Trustee to Beneficiary
n.)		Se
ansfer b	Ves (If Ves check the appropriate how)	
Yes No Aunt or Uncle to Niece or Nephew Family Corp., Pe	Family Corp., Partnership, or LLC Self	Other
☐ Brothers and Sisters ☐ Grandparents and Grandchild	Grandchild	
al property?	15 Was the morthage assumed //f Vo. state the	crilla
8,000.00	Yes No \$	le amount and interest rate.)%
a divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)	title company? (If Yes, include the name es Southern Title, LLC
	19 Name and Address of Person to Whom the Tax Statem	ax Statement Should be Sent
Red Cloud, NE 68970	Sia tee	
18a No address assigned 18b Vacant land		
The South Eighty-seven and one-half (87.5) feet of the East H Webster County, Nebraska	East Half (E1/2) of Block Two (2), LeDuc's Addition to Red Cloud,	's Addition to Red Cloud,
21 If agricultural, list total number of acres transferred in this transaction		
22 Total purchase price, including any liabilities assumed		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	hin a county or other geographic area with an active air	24 \$ 0,00
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	tit is, to the best of my knowledge and belief, true	e. complete and correct
		(402) 746-2246
Sign Signature of Grantee or Authorized Representative	Closing Agent	Phone Number 9/18/2024
Register of Deed's Use Or	ā	Date
28 Date Deed Recorded .   29 Value of Stamp or Example Number   29 Val	: ;	For Dept. Use Only

Mo. Operation of Revenue

No. 96-269-2008 72024 Rev. Supersedes 96-269-2008 10-2020

Grantee — Retain a copy of this document for your records. J 0 Recording Data Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska ss. County of Webster

NEBRASKA DOCUMENTARY STAMP TAX Date 9-18-24 SEXENDER BY 11
--

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

### CORRECTIVE WARRANTY DEED

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

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

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

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

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

Executed

Startar,

, 2024.

Glen Brumbaugh Avery Bro

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

COUNTY OF WEBSTER

STATE OF NEBRASKA

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

Notary Public

### Residential & Commercial Sales Worksheet

A STATE OF THE PROPERTY OF THE PARTY OF THE		A California of the California	And the control of th			
Cnty No.	Book Page	Sale Date		School District Code	ict Code	
91	2024 1789	9/18/2024	Base: 91-0002	Affiliated:	Unified:	d:
Location ID	D Sale Number	Useability & Code #		Parcel Number	mber	
000136200	00 170	Н	GeoCde Twn Rng	Sect Ort	Area	Blk Parcel
, the second second	Date of Sale Assessed Value	d Value	4371	00 0	10025 (	
Land	Improvements	Total	Date o	Date of Sale Property Classification Code	lassification Co	de
1,	915 5,380	7,295	Status Property Type	Zoning	Location City Size	ize Parcel Size
Assessor Location:	RED CLOUD	(RC)	A) 1 B) 01	္ 1	D) 1 E) 6	F) 2
		Residential			Commercial	
\$ 100 miles	Multiple Improvements:	Multiple. Improvements. :	Multipl	Multiple. Improvements. :		
	Construction Date:			Construction Date:		
	: Floor:	Floor Sq. Ft.: 1,		դ. Ft. :		
	Building Cost New:	Cost: 113,725	2.5 Cost :			
	Style: 104	Residential Condition: 10		Commercial Occupancy Code:	Code:	
(101) [] One	Mobile Home	(10) M Wom Out	Primary:	Primary: Other1: Other2:	rl: Oth	Other2:
(102) □ Two	Two Story		(L)	☐ Fireproof Struct	Fireproof Structural Steel Frame	
(103) 🗆 Split	Split Level		- 1		crete Frame	
(104) 🖼 11/2	1 1/2 Story	(50) □ Very Good		☐ Masomy Bearing Walls	g Walls	
(111) □ Bi-Level	evel	(60)   Excellent	(4)	☐ Wood or Steel Framed Ext.	ramed Ext. Walls	
(106) □ Other	37		(5)	☐ Metal Frame and Walls	d Walls	
l ownhouse or	l ownhouse or Duplex Style:	lentia	(6)	☐ Pole Frame		
(302) Two Story	Story	(10) L Low	Cost K		Condition:	Condition:
	1 1/2 Story	Œ	(20)	☐ Average	(10) L A	Worn Out
(308) 🗆 Split	Split Level	(40) □ Good	- 1	☐ Above Average	$\Box$	Average
(309) 🗆 2 1/2 Story	Story	(50) □ Very Good	(40) [	□ High		Good
	One Story Duplex	(60) □ Excellent				Very Good
(305) □ Two	Two Story Duplex				(60) 🗆 E	Excellent
Assessor's	Assessor's Adjustment to Sale Price (+ or -):	rice (+ or -):				
Assessor Con	Assessor Comments and Reason for Adjustment:	djustment:				
N N						
Comments from	mc		Comments:			
000136200	00					
						(Continue on back)
		The same of the sa				

#### NEBRASKA

Good Life. Great Service.

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

FORM **521** 

Sign  Print or Type Name of Grantee or Authorized Representative  Register of Deed's Use Only  Register of Deed's Use Only  Reprom No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020  Grantee — Retain a copy of this document for your records  Grantee — Retain a copy of this document for your records  And Department of Revenue  Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020  Grantee — Retain a copy of this document for your records	21 If agricultural, list total number of acres transferred in this transaction	<ul> <li>□ Yes</li> <li>□ Yes</li> <li>□ No</li> <li>of the agent or title company contact.)</li> <li>□ Yes</li> <li>Southern Title, LLC</li> <li>□ Name and Address of Person to Whom the Tax Statement Should be Sent</li> <li>□ No address assigned</li> <li>□ No address of Person to Whom the Tax Statement Should be Sent</li> <li>□ Grantee</li> <li>□ 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, Wehster County Nehraska</li> </ul>	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 Brothers and Sisters Grandparents and Grandchild Spouse  14 What is the current market value of the real property?  15,000.00  16 Does this conveyance divide a current parcel of land?  17 Was transfer through a real estate at	8 Type of Deed   Conservator   Distribution   La	Property Classification Number. Check one box in categories A and B. Check  (A) Status  Improved Unimproved Unimproved IOLL Commercial Recreational	City State Zip Code Red Cloud NE 68970 Phone Number	aterlee	The deed will not be recorded unless this statement is signed and items 1-27 are accurately complete in the deed will not be recorded unless this statement is signed and items 1-27 are accurately complete in the deed will not be recorded unless this statement is signed and items 1-27 are accurately complete in the deed will not be recorded unless this statement is signed and items 1-27 are accurately complete in the deed will not be recorded unless this statement is signed and items 1-27 are accurately complete in the deed will not be recorded unless this statement is signed and items 1-27 are accurately complete in the deed will not be recorded unless this statement is signed and items 1-27 are accurately complete in the deed will not be recorded unless this statement is signed and items 1-27 are accurately complete in the deed will not be recorded unless this statement is signed and items 1-27 are accurately complete in the deed will not be recorded unless this statement is signed and items 1-27 are accurately complete in the deed will not be recorded unless this statement is signed and items 1-27 are accurately complete in the deed will not be recorded unless this statement is signed and items 1-27 are accurately complete in the deed will not be recorded unless this statement is signed and items 1-27 are accurately complete in the deed will not be recorded unless this statement is signed and items 1-27 are accurately complete in the deed will not be recorded unless this statement is signed and items 1-27 are accurately complete in the deed will not be recorded unless the deed will not be recorded unless this statement is signed and items 1-27 are accurately complete in the deed will not be recorded unless this statement is signed and items 1-27 are accurately complete in the deed will not be recorded unless the deed will not b
ned this statement and that it is, to the best of my knowledge and belief, true, complete, and correct,  (402) 746-2246  France Number 9/18/2024  Tritle  Tritle  For Dept. Use Only  Tempt Number  Te	uctions) 22 \$ 15,000,00   1   23 \$ 15,000,00   1   24 \$ 15,000,00   1   24 \$ 15,000,00   24 \$ 15,000,00   3   3   3   3   3   4   5   15,000,00   3   3   3   3   3   3   3   3   3	of the agent or title company contact.)	d beneficiary relatives? (If Yes, check the appropriate box.)  Family Corp., Partnership, or LLC Self  Grandparents and Grandchild Spouse  Parents and Child Step-parent and Step-child  15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  17 Was transfer through a real estate agent or a title company? (If Yes, include the name)	Land Contract/Memo Partition Sheriff Other Lease Personal Rep. Trust/Trustee  Mineral Quit Claim Warranty  Foreclosure Irrevocable Trust Revocable Trust Truster on Death Gift Life Estate Sale Grantor Trust Partition Satisfaction of Contract Other (Explain)  12 Was real estate purchased for same use? (If No, state the intended use.)		City   State   State   City   NE   Code	Grantee's Name (Buyer) Tyler Sherman Street or Other Mailing Address 533 W 4th Avenue	nt is signed and items 1-27 are accurately completed.  3 Date of Sale/Transfer  Mo. 9 Day 18 Yr. 2024  6 Grantee's Name. Address, and Telephone (Please Print)

State of Nebraska ss. County of Webster

on Page 1 10 , County Clerk o'clock\_ of Sept A.D., 20 24 Clerk's office of said county this 18 day Entered on the numerical index and filed for record in the \_Comp\_ A. Recorded in Book 2024 Assessor Carded

NEBRASKA POCUMENTARY

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

### WARRANTY DEED

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

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

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

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

Executed September 14, 2024.

STATE OF NEBRASKA

Fonathan Luke Jones

Jaithi Saterlee

COUNTY OF WEBSTER

Jonathan Luke Jones and Jaimi Saterlee, also known as Jami Naomi Lyn Saterlee, a married The foregoing instrument was acknowledged before me on Leterson 7

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

Notary Public

### Residential & Commercial Sales Worksheet

(Continue on back)				
				000112300
Comments:	Сош			Comments from
			WD; TRANSFER INTO TRUST	WD; TRANSFE
	Microscope and the state of the	iustment:	Assessor Comments and Reason for Adjustment:	Assessor Comment
(60) □ Excellent			Jupiex	A COMPANY TWO SERVE TO THE A STREET THE TWO SERVEY TO THE TWO SERVEY THE TWO SERVEY THE TWO SERVEY TO THE TWO SERVEY THE TWO SERVEY TO THE
(50)		(60)   Excellent		
(40) □ High (40) □ Good		(50) Uery Good		(309) 🗆 2 1/2 Story
(30) ☐ Above Average (30) ☐ Average		(40) <b>E</b> Good		(308) □ Split Level
(20) ☐ Average (20) ☐ Badly Worn		(30) □ Average		(307) 🗆 1 1/2 Story
		(20) □ Fair		(302) ☐ Two Story
Cost Rank: Condition:		(10) □ Low		(301) □ One Story
(6)  Pole Frame		Residential Quality: 40		Townhouse or Duplex Style:
(5)  Metal Frame and Walls				(106) □ Other
(4) Wood or Steel Framed Ext. Walls		(60) ☐ Excellent		(111)   Bi-Level
		(50) Uery Good		(104) 🗆 1 1/2 Story
(1) ☐ Fireproof Structural Steel Frame		(30) 🗷 Average		(102) □ Two Story
cial Constr		(20) □ Badly Worn		(101) ★ One Story
		(10) Worn Out	ne	(100) □ Mobile Home
Commercial Occupancy Code:	3.0	Residential Condition: 30		Single Family Style: 101
Cost:	990	348,		
Floor Sq. Ft. :	2,728			
Construction Date :	1907			
Multiple. Improvements. :		Multiple. Improvements. :	Multiple Improvements:	Mil
Commercial	al	Residential		
O 1	A) 1 E	<b>O</b>	RED CLOUD (RC)	Assessor Location:
Property Type Zoning Location City Size Parcel Size	Status	274,920	271,640	3,280
Date of Sale Property Classification Code		Total	Improvements	Lánd
00 0 10005 021 0000	4491	Value	Date of Sale Assessed Value	D
vn Rng Sect Ort Subdiv Area Bik Parcel	GeoCde Iwn	4 05	171	000112300
Parcel Number		Useability & Code#	Sale Number	Location ID
91-0002 Affiliated: Unified:	Base: 91-	9/18/2024	24 1799	91 2024
School District Code		Sale Date	ok Page	Cnty No. Book
School District Code Affiliated: Unified:	5.86352533			300000

### NEBRASKA Good Life, Great Service.

## **Real Estate Transfer Statement**

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

FORM **521** 

28 Date Deed Recorded  No. 1 Day 14 Yr. 24 \$ EX-empt # U. Nebraska Department of Revenue	sign White Order states of Authorized Representative	law, I declare uthorized to sig	<ul> <li>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 ba</li> <li>27 If yes, is the required affidavit attached to this fling?</li> <li>Yes</li> <li>No</li> </ul>	22 Total purchase price, including any liabilities assumed	21 If agricultural, list total number of acres transferred in this transaction	20 Legal Description (Attach additional pages, if needed.)  Lots 19, 20, 21, 22, 23 and 24, Block 21, Original Town of	18a No address assigned 18b Vacant land	18 Address of Property 442 West 3rd Ave Red Cloud, NE 68970	16 Does this conveyance divide a current parcel of land?  Yes No	14 What is the current market value of the real property? \$196,205.00	П	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check  ✓ YesNo Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC  ☐ Brothers and Sisters Grandbarents and Grandchild		kind exchange (I.R.C. § 1031	10 Type of Transfer Distribution	Conservator  Corrective  Easement	Unimproved Multi-Family Agricultural  IOLL Commercial Recreational	Single Family Industrial	(A) Status  (B) Property Type		\$652-746-8010	Red Cloud NE 58970	Street or Other Mailing Address 442 West 3rd Avenue	Grantor's Name (Seller) Kathryn E. Lockhart	5 Grantor's Name, Address, and Telephone (Please Print)	1 County Name 2 County Number Webster 91	The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.
30 Recording Data  BKAWH, 6 1799  Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	Attorney 9/18/24	to the best of my knowledge and belief, true, complete, and	I within a county or other geographic area with an active air force ballistic missile field? (See Instructions)	7 (22 \$ 0,00 (23 \$ 0,00 (24 \$ 0,0		Town of Red Cloud, Webster County, Nebraska.		19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)	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 Vo	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  ☐ Yes ✓ No \$%		beneficiary relatives? (If Yes, check the appropriate box.)  Family Corp., Partnership, or LLC Self Other Rvoc Trust  Grandbarents and Grandchild Shoulse	las real estate purchased for same use?	Life Estate Sale Sale Partition Satisfaction of Contract	Jointeral   Joint Califf   Javadranity   Transfer on Death   Tra	ontract/Memo Pertition Personal Rep.	Mineral interests-Producing Exempt	ts-Nonproducing	(C) (B) Property Type	n/a	Phone Number Is the grantee a 501(c)(3) organization? Yes No	NE Sate 6899	ddress enue	Grantee's Name (Buyer) Kathryn E. Lockhart	nd Telephone (Please Print)	3 Date of Sale/Transfer  Mo. 09 Day 18 Yr. 2024  Mo. 09 Day 18 Yr. 2024  Mo. 09 Day 18 Yr. 2024	ant is signed and items 1-27 are accurately completed.

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Cerk's office of said county this 19 day of Sep+A.D., 20 ay, at 10:47 o'clock Qw. Recorded in Book 2024 on Page 1794 on Rage 111-1 Taring County Clerk

Comp\_\_Assessor

Carded



### WARRANTY DEED

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 <u>NB</u>, 2024, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201): Kathryn E. Lockhart, a single person, GRANTOR, in consideration of ONE AND

Original Town of Red Cloud, Webster County, Nebraska. Twenty-Three (23) and Twenty-Four (24), Block Twenty-One (21), Lots Nineteen (19), Twenty (20), Twenty-One (21), Twenty-Two (22),

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

- except roads and highways, easements and restrictions of record; (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 the lawful claims of all

Executed September 18 ر 2024.

Kathryn E. Lockhart 6

STATE OF NEBRASKA, COUNTY OF WEBSTER

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

Comm. expires

Notary Public

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

#### Agricultural Land Sales Worksheet

			Non-AG TOTAL	Non-AG				dings	Outbuildings
			Other					Dwellings	Dwe
			Recreation						
			Home Sites					4D	The second secon
			Farm Sites					4D1	
· · · · · · · · · · · · · · · · · · ·			Roads					3D	
864,520	3.760	213	TOTAL	AG LAND TOTAL	16,475		5.990	3D1	
			Other					2D	
15	0.030		Waste		18,590		6.760	2D1	
	5.030		Accretion		49,120		17.860	ID.	
			Shelterbelt/Timber	Shelter				IDI	DRYLAND
5,505	11.010	1	4G					4A	
190	0.380		4G1			:		4A1	
			3G					3A	
			3G1					3A1	
18,490	31.580	3	2G		41,035		7.400	2A	
			2G1		452,320		78.460	2AI	
			1G		254,985		44.230	1A	
7,795	5.030		AND 1G1	GRASSLAND				IAI	IRRIGATED
VALUE:	ES:	ACRES:	<b>4</b> 4	LCG	VALUE:	γ.	ACRES:		LCG
E) 0 F) 9	D) 3	C) 5	0.5	A) 2 B)			Irrigation Type:	Irriga	
City Size Parcel Size	Location	Zoning	Property Type	Status P	864,520			520	864,520
ion Code	Date of Sale Property Classification Code	e Property	Date of Sal		Total		Improvements	J.	Land
1 000 0380	00000	11 4	9 1	4487 1		Value	Date of Sale Assessed Value	Date of S	
Area Blk Parcel	Subdiv /	Sect   Ort	Rng	GeoCde Twn	0.5	4	172		001005800
	Vumber	Parcel Number			Useability & Code#	Useabili	Sale Number		Location ID
Unified:		Affiliated:		Base: 65-0011	9/12/2024	9/3	1803	2024	91
	trict Code	School District Cod			Sale Date	S	Page	Book	Cnty No.

(Continue on back)	
	001005800 001006703
Comments:	Comments from
	QCD; TRANSFER TO FAMILY TRUST
	Assessor Comments and Reason for Adjustment:
Total Recapture Value:	Assessor's Adjustment to Sale Price (+ or -):

#### Chind Coscos

#### NEBRASKA Good Life, Great Service, DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

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

FORM **521** 

Mo. 10 Day 10 Day 20 Vr. 34 S EXEMPT # 4 S EXEMPT BY A SP 260 200 200 200 200 200 200 200 200 200	Register of Deed's Use On	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 Grantee or Authorized Representative  Attorney  Attorney  Date	22 Total purchase price, including any liabilities assumed	21 If agricultural, list total number of acres transferred in this transaction 213.8	See attached		Yes ✓ No  18 Address of Property 19	8,27	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  ☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse	11 Was ownership transferred in full? (If No, explain the division.)  Yes  No Transfer of remainder interest held by Grantor Elleen R. Hunter-Sweeney		Type of Deed Conservator Distribution  Bill of Sale Corrective Easement Cemetery Death Certificate – Transfer on Death Executor	Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Single Earth   Industrial	operty Classification Number. Check one box in categories A and B. Check C if p		vada         CO         80003           ne Number         37261611	Zip Code	nd Martin J. Sweeney	ie (Please Print)	91	The deed will not be recorded unless this
30 Recording Data  SK 2024, FG 1803  Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	For Dept. Use Only	nat it is, to the best of my knowledge and belief, true, complete, and correct,  3089950522 Phone Number  Attorney  Attorney  Date	22 \$ 0,00   1   23 \$   1   23 \$   1   24 \$   5   0,00   1   24 \$   5   0,00   1   24 \$   5   0,00   24   5   0,00   25   26   26   26   26   26   26   26	!		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	of the agent or title company contact.)		s? (If Yes, check the appropriate box.)  nership, or LLC  Self  Grandchild  Spouse	12 Was real estate purchased for same use? (If No, state the intended use.)	re Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trustee to Beneficiary Ust Partition Satisfaction of Contract Other (Explain)	Land Contract/Memo Partition Sheriff Other  Personal Rep. Trust/Trustee  Mineral Quit Claim Warranty	Mineral Interests-Producing State Assessed Mobile Home Mineral Interests-Producing Exempt		perty is also a mobile home.	ail Address rine grantee a postal foundation? res	Arvada CO &UUU3  Phone Number   Is the grantee a 501(c)(3) organization?   Yes / No	ate	Ciralnes Name (buyer) See Attached Street or Other Mailing Address	6 Grantee's Name, Address, and Telephone (Please Print)	Mo. 09 Day 12 Yr. 2024 Mo. 09 Day 12 Yr. 2024	statement is signed and items 1-27 are accurately completed.

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 (SE¼) of Section Eleven (11), Township One (1) North, Range Nine (9) West of the 6<sup>th</sup> 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 6<sup>th</sup> P.M., Webster County, Nebraska

State of Nebraska ss. County of Webster

abbey tang Entered on the numerical index and filed for record in the Clerk's office of said county this 20 of Sex A.D., 2024 at 10 o'clock\_ to.8 Comp TAM. Recorded in Book 2024 Asse**sso**r County Clerk Deputy Carded. o day

\$ Exem	Date		NEBF	Service Servic
STATES OF	7-20-1	STAMP TAX	NEBRASKA DOCUMENTARY	***************************************
	4	-	ENTARY	

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

### QUITCLAIM DEED

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

The Southeast Quarter (SE%) of Section Eleven (11), Township One (1) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska,

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:

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

Martin J. Sweeney

3

Eileen R. Hunter-Sweeney

STATE OF

County of Lefterson SS

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

ナル

Notary Public

### Residential & Commercial Sales Worksheet

Cnty No.	Book Page	Sale	Sale Date			School D	School District Code	e ,		
91	2024 1812	9/24	9/24/2024	Base: <b>91</b>	91-0002	Affiliated:		Unified:	ğ	
Location ID	Sale Number	Useability & Code #	& Code#			Parce	Parcel Number			
000112600	173	4	06	GeoCde T	Twn Rng	Sect Ort	Subdiv	Area	Blk	Parcel
	Date of Sale Assessed Value	Value		4491		00 0	10005		022	0000
Land	Improvements	To	Total		Date of S	ale Prope	Date of Sale Property Classification Code	ation C	ode	
1,640		5	3,185	Status	Property Type	pe Zoning	g Location	1 City Size		Parcel Size
Assessor Location:	RED CLOUD	(RC)		A) 1	B) 01		D) <b>1</b>	Ħ	<u>π</u>	F) 2
			Residential				Commercial	cial		
1	Multiple Improvements:	Multiple. Improvements. :	ements. :		Multiple.	Multiple. Improvements. :	:.			
	Construction Date:	Construction Date :	Ċ.		Construction Date:	ion Date:				
	Floor:				Floor Sq. Ft. :	Ft.:				
	Building Cost New:				Cost:					
Single Family Style:	27.9	Residential Condition:	andition:		Comme	rcial Occupa	Commercial Occupancy Code:			
(100) □ Mobile Home	Home	(10) 🗆 Wo	Worn Out		Primary:		Other1:		Other2:	
(101) □ One Story	Ty .	(20) 🗆 Ba	Badly Worn		Comme	rcial Constr	Commercial Construction Class:			
(102) □ Two Story	лу	(30) 🗆 Av	Average		(£) []	Fireproof	Fireproof Structural Steel Frame	el Frame		
(103) □ Split Level	vel	(40) □ Good	<u>M</u>		(2)		Reinforced Concrete Frame	ame		
(104) 🗆 1 1/2 Story	жу	(50) 🗆 Ve	Very Good		(3)		Masonry Bearing Walls			
(111) □ Bi-Level		(60) □ Ex	Excellent		( <del>4</del> )		Wood or Steel Framed Ext.	xt. Walls		
(106) □ Other					(S) [		Metal Frame and Walls			
Townhouse or Duplex Style:	plex Style:	Residential Quality:	uality:		(a)	Pole Frame			A	
	ry	(10) □ Low	W		Cost Rank:	ık:		Condition:	1	
(302) □ Two Story	лy	(20) 🗆 Fair	H		(1o) [	□ Low		(10)	□ Worn Out	ut
(307) 🗆 1 1/2 Story	ory .	(30) 🗆 Av	Average		(20)	Average		(20)	Badly Worn	lom .
(308) □ Split Level	vel	(40) □ Good	М		(36)	☐ Above Average		(30)	Average	
(309) 🗆 2 1/2 Story	ж	(50) U Ver	Very Good		(40) 🗆	High		(40)	Good	
(304) □ One Stor	One Story Duplex	(60) □ Ex	Excellent					(50)	Very Good	bod
(305) □ Two Sto	Two Story Duplex							(60)	Excellent	#
Assessor's Ad	Assessor's Adjustment to Sale Price (+ or -):	rice (+ or -)	••							
Assessor Comm	Assessor Comments and Reason for Adjustment:	djustment:								
WD; SOLD	SOLD TO CITY OF RED	RED CLOUD								
Comments from				Co	Comments:					
000112600										
								:		
									(Continu	(Continue on back)

#### .51310

### **NEBRASKA**

Good Life. Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

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

	28 Date Deed Recorded  29 Value of Stamp or Exempt Number  30 Recording Data  4 10 1
For Dept. Use Only	Register of Deed's Use Onl
Date	<b>here</b> Signature of Grantee of Authorized Representative
9/24/2024	A Marine of Culture of Willion Ized United States
(402) 746-3613	(1)
\$ 5,000,00	24 24 24 24 24 20 21 20 21 20 21 21
5,000,00	
	21 If agricultural, list total number of acres transferred in this transaction
	See Attached
	18a No address assigned 18b Vacant land  20 Legal Description (Attach additional pages, if needed.)
	Red Cloud, NE 68970  Same as Grantee
	18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent
(If Yes, include the name	16 Does this conveyance divide a current parcel of land?  17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ✓ No
interest rate.) %	14 What is the current market value of the real property?  15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  2,610.00 S No S
	Ex-spouse Parents and Child Step-parent and Step-child
¥F	
-	13. Was the transfer between relatives or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate boy.)
(If No, state the intended use.	red in full? (If No, explain the division.)  12 Was real estate purchased for same use?
Transfer on Death Trustee to Beneficiary Other (Explain)	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 Of
Other	r Distribution Land Contract/Memo Partition Sheriff Personal Rep. Trust/Trustee   Easement Lease Personal Rep. Trust/Trustee
	Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt  IOLL Recreational
Mobile Home	d Single Family Industrial
(C)	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
	Email Address Email Address n/a Email Address
ation? Yes VNo	2030 Phone Number Is the grantee a (402) 746-2215 If Yes, is the gran
Zip Coo 68970	TX Zip Code City Red Cloud
	Street or Other Mailing Address 540 N Webster St
	Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please F
, 24 <sub>Yr.</sub> 2024	1 County Name   2 County Number   3 Date of Sale/Transfer   4 Date of Deed   4 Date of Deed
	The deed will not be recorded unless this statement is signed and items 1-27 are accurately contained to the contained are statement in the deed will not be recorded unless this statement is signed and items 1-27 are accurately contained as the contained are statement in the contained are statement.

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

State of Nebraska Ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 34 day of Lock 10 M. Recorded in Book 3034 on Page 1813

on Page 1814

On Page 1814

On Page 1 1814

On Page 1 18 14

On Page 1 18

NEBRASKA DOCUMENTARY
STAMP TAX
G-24-24
S II. 35
By (1)

### WARRANTY DEED

GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201): is hereby acknowledged, conveys to The City of Red Cloud, Board of Public Trust, 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

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

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

- except roads and highways, easements and restrictions of record; (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;
- persons. (3) warrants and will defend title to the real estate against the lawful claims of all

Executed September 24, 2024.

Tony Inman

Crystal Comman

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

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

Comm. expires

GENERAL NOTARY - State of Nebraska KORY MCCRACKEN My Conn. Exp. August 27, 2026

Notary Public

## Residential & Commercial Sales Worksheet

(Continue on back)	(Conti												
												800	000115800
						ents:	Comments:					from	Comments from
									17.				
			:							LOUD	OF RED C	Assessor Comments and Keason for Adjustment:  WD; SOLD TO CITY OF RED CLOUD	Assessor Co
									-):	æ (+ or	to Sale Pric	Assessor's Adjustment to Sale Price (+ or -):	Assessor'
ent	□ Excellent	ı	(60)									Two Story Duplex	(305) □ Tw
Good	□ Very Good		(50)	100			200 200		Excellent	(60) 🗆 H	(A)	One Story Duplex	(304) 🗆 On
	Good		(40)		l High	(40) <sub>□</sub>			Very Good	(50) 🗆 1	(C)	2 1/2 Story	(309) 🗆 21
ge	□ Average		e (30)	☐ Above Average	l Abov	(30) [			Good	(40) 🗆 (	(2)	Split Level	(308) 🗆 Spl
Wom	□ Badly Worn		(20)	98	1 Average	(20)			Average	(30) 🖼 🛮	0	1 1/2 Story	(307) 🗆 11
Out	□ Worn Out	9	(10)		□ Low	(10)			Fair	(20) 🗆 I	0	Two Story	(302) 🗆 Tw
	idition:	mdit	Con		ink:	Cost Rank:	W 1.74		Low	(10) 🗆 I	0	One Story	(301) 🗆 On
				rame	Pole Frame	(S)			Quality: 30	Residential Quality:	B	Townhouse or Duplex Style:	[ownhouse o
			☐ Metal Frame and Walls	Frame a	l Metal	(S) [						)er	(106) □ Other
	Walls	± Wa	Wood or Steel Framed Ext.	l or Steel	l l	( <del>4</del> )			Excellent	(60) 🗆 I	(0)	Bi-Level	
			Masonry Bearing Walls	nry Bean		(3)			Very Good	(50) 🗆 1	C	1 1/2 Story	(104) 🔲 11
		ਜ਼ਿ	Reinforced Concrete Frame	orced Co		(2) 🗆	amonasaaannan.		Good	(40) 🗆 🤇	()	Split Level	
	те	Fram	Fireproof Structural Steel Frame	oof Stru	l Firepı	(1) <sub>□</sub>			Average	(30) 🗆 🗡	(	Two Story	(102) □ Tw
			Commercial Construction Class:	nstructi	rcial Co	Comme	*****		Badly Worn	(20) 🗆 E	C	One Story	(101) 🖼 On
	Other2:		Other1:	O <u>f</u>		Primary:			Worn Out	(10) 🖼 🛚 🔻		bile Home	(100) □ Mobile Home
		31872	Commercial Occupancy Code:	cupancy	rcial Oc	Comme		0	Residential Condition: 10	esidential	2007	Style: 101	Single Family Style:
						Cost:		030	94,0	Cost:		Building	
					Ft.:	Floor Sq. Ft. :		976	9	Floor Sq. Ft. :	Floor: FI		
				••	Construction Date:	Construc		90	)ate: 1890	Construction Date:	Construction Date:   Co	Constr	
	:			• •	Multiple. Improvements.	Multiple.			ovements.:	Multiple. Improvements. :		Multiple Improvements:	
		ខ្មែ	Commercial						Residential				
F) 1	6	Ē	D) 1	1	C)	01	В)	A) 1		)	CLOUD (RC)	RED	Assessor Location:
Parcel Size	City Size	13.76.3	Location	Zoning		Property Type	P	Status	4,875		3,780	1,095	Д
	Code	tion	Date of Sale Property Classification Code	operty	Sale Pr	)ate of	L		Total		Improvements		Land
0000	025		10005	0	00			4491		alue	Date of Sale Assessed Value	Date of Sa	
Parcel	Blk	Area	Subdiv	Ort	Sect	Rng	Twn	GeoCde	06	4	174		000115800
			umber	Parcel Number	P				Useability & Code#	Useabilit	Sale Number		Location ID
	Unified:	Uni		ted:	Affiliated:	002	91-0002	Base: 9	4/2024	9/24/	1813	2024	91
			School District Code	ol Disti	Scho	L.			Sale Date		Page	Book	Cnty No.

#### NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

# Real Estate Transfer Statement

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

FORM **521** 

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

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

State of Nebraska \{\}ss. County of Webster\}

Entered on the numerical incex and filed for record in the Clerk's office or said county this all day of Sept A.D., 20 all at 3:53 o'clock DM BARRELL AT 3:53 On Page 1012 18 × Recorded in Book <u>aDa</u>り 対ろ County Clerk

Deputy

\_Comp\_

\_Assessor\_

Carded

NEBRASKA DOCUMENTARY

### WARRANTY DEED

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

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

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

- except roads and highways, easements and restrictions of record; (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;
- persons. (3) warrants and will defend title to the real estate against the lawful claims of all

Executed 2ept Bulbar H 2024

Don Flesner

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

by Don Flesner, a single person. The foregoing instrument was acknowledged before me on 22 to way 24, 2024,

Comm. expires

Notary Public

## Residential & Commercial Sales Worksheet

(Continue on back)								
								000112800
			Comments:	Con				Comments from
	;					CTOUD	CITY OF RED	WD; SOLD TO
						ljustment	nd Reason for Ac	Assessor Comments and Reason for Adjustment:
					·	ice (+ 01	nent to Sale Pr	Assessor's Adjustment to Sale Price (+ or -):
							lex	(305) 🗆 Two Story Duplex
					Excellent	(60)	lex	(304) ☐ One Story Duplex
		□ High	(40) [		Very Good	(50)		(309) 🛘 2 1/2 Story
	Above Average	☐ Above	(30) [		Good	(40)		
	O	□ Average	(20) [		Average	(30)		(307) 🗆 1 1/2 Story
(10) 🗆 Worn Out		□ Low	(10) [		Fair	(20)		(302)  Two Story
Condition:		ank:	Cost Rank:		Low			(301) □ One Story
	ame	□ Pole Frame	9 [		l Quality:	Residential Quality:		Townhouse or Duplex Style:
Valls	Metal Frame and Walls	□ Metal I	(5) [					(106) 🗆 Other
med Ext. Walls	Wood or Steel Framed Ext.	□ Wood	( <del>4</del> )		Excellent	(60)		(111) □ Bi-Level
Walls	Masomy Bearing Walls	□ Mason	3) [		Very Good	(50) 🗆		(104) 🛘 11/2 Story
ite Frame	Reinforced Concrete Frame	□ Reinfo	(2) [		Good	( <del>4</del> 0)		(103)  Split Level
Fireproof Structural Steel Frame	of Structura	☐ Firepro	3		Average	(30) 🗆		(102)  Two Story
Commercial Construction Class:	struction (	ercial Con	Comm		Badly Worn	(20)		(101) □ One Story
Other2:	Other1:	7.	Primary:		Worn Out	(10)		(100) □ Mobile Home
de	Commercial Occupancy Code:	ercial Occ	Comm		Residential Condition:	Residentia		Single Family Style:
			Cost:			Cost:		В
		<sub>l</sub> .Ft. :	Floor Sq. Ft. :			Floor Sq. Ft. :		
		Construction Date:	Constru		Date :	Construction Date:	_	
	ents.:	Multiple. improvements. :	Multiple		Multiple. Improvements. :	Multiple. Im	Multiple Improvements:	Multip
Commercial	Сол				Residential			
1 E) 6 F) 1	<b>1</b> D)	C	B) 01	A) 2		(RC)	RED CLOUD (F	Assessor Location: I
Location City Size Parcel Size	Zoning Lo	4546	Property Type	Status	1,095			1,095
ssification Code	Date of Sale Property Classificati	Sale Pro	Date of		Total		Improvements	Land
10005 022 0000	0 100	00		4491		Value	Date of Sale Assessed Value	Dat
Subdiv Area Blk Parcel	Qrt Sub	Sect	Twn Rng	GeoCde T	06	4	175	000112800
ber	Parcel Number	Pa			Useability & Code #	Ūseabi	Sale Number	Location ID
Unified:	ed:	Affiliated:	91-0002	Base: 91	9/24/2024	9/	1814	91 2024
Code	School District Code	Scho			Sale Date		Page	Cnty No. Book

#### 3/330

NEBRASKA Good Life. Great Service.

DEPARTMENT OF REVENUE

# Real Estate Transfer Statement

FORM **521** 

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

	28 Date Deed Recorded 29 Value of Stamp or Exempt Number 30 Recording Data 8 A. 35 BK 2034 6 1814
For Dept. Use Only	Register of Deed's Use Only
Date	<b>Nere</b> Signature of Grantee br Authorized Representative
9/24/2024	Sign Attorney
(402) 746-3613	l am duly authorized to sign this statement.  McCracken
nd correct,	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,
iosiio iioia: (Oco ii ioa acaania)	☐ Yes ☐ No  27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No
issile field? (See Instructions)	24 Adjusted purchase price paid for real estate (line 22 minus line 23)
0,00	ructions)
250,00	22 Total purchase price, including any liabilities assumed
	21 If agricultural, list total number of acres transferred in this transaction
	See Attached
	20 Legal Description (Attach additional pages, if needed.)
	<u>.</u>
Statement Should be Sent	19 Name and Address of Person to Whom the Tax
(If Yes, include the name	Does this conveyance divide a current parcel of land?  Yes No  17 Was transfer through a real estate agent or a tit of the agent or title company contact.) Yes
nterest rate.)	What is the current market value of the real property? 15 1,095.00
	Parents and Child
7	Yes ✓No ☐Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Other ☐ Grandbaten'ts and Grandballd ☐ Spouse
	ropria
io, state the intended use.	The was ownership transferred in trul (if No, explain the division.)  ✓ Yes  No  No  No  No  No  No  No  No  No  N
Other (Explain)	Exchange Grantor Trust Par
Transfer on Death Trustee to Beneficiary	ke-
	Death Certificate – Transfer on Death Executor Mineral Quit Claim
Other	8 Type of Deed ☐ Conservator ☐ Distribution ☐ Land Contract/Memo ☐ Partition ☐ Sheriff ☐ ( ☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lease ☐ Personal Rep. ☐ Trust/Trustee
	✓ Unimproved       ☐ Multi-Family       ☐ Agricultural       ☐ Mineral Interests-Producing       ☐ Exempt         ☐ IOLL       ☐ Commercial       ☐ Recreational
Mobile Home	d ✓ Single Family Industrial
(C)	7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile nome.  (A) Status (B) Property Type
ation? Yes No	4504
Zip Coo 68970	
	dress Street or Other Mailing Address 540 N Webster St
	Grantor's Name (Seller)  Marjorie Kirkpatrick  Grantoe's Name (Buyer)  City of Red Cloud, Board of Public Trust
	Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please F
17 Yr. 2024	Webster - 91 Mo. 09 Day 24 Yr. 2024 Mo. 09 Day
	The deed will not be recorded unless this statement is signed and items 1-27 are accurately c

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

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

State of Nebraska ss. County of Webster

BOOK JOSH PAGE 1814

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 60 o'clock D.M. Recorded in Book 2024 on Page 1814 on Page 1 1514 County Clerk

NEBRASKA DOCUMENTARY STAMP ZAX

\_comp\_

\_Assessor\_

Carded

### WARRANTY DEED

estate (as defined in Neb. Rev. Stat. 76-201): City of Red Cloud, Board of Public Trust, GRANTEES, the following described real 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

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

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

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

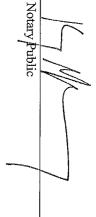
Executed September 11, 2024

Marjone Kirkpatrick

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

by Marjorie Kirkpatrick, a single person. The foregoing instrument was acknowledged before me on September  $\overline{12}$ , 2024,

Comm. expires



## Residential & Commercial Sales Worksheet

(Continue on back)		
		000112700
Comments:		Comments from
	CLOUD	WD; SOLD TO CITY OF RED
	ljustment:	Assessor Comments and Reason for Adjustment:
	ice (+ or -):	Assessor's Adjustment to Sale Price (+ or -):
		(305)  Two Story Duplex
(50) □ Very Good	(60)   Excellent	(304)  One Story Duplex
(40) 🗆	(50) U Very Good	(309) 🗆 2 1/2 Story
	(40) 🗆 Good	(308)  Split Level
☐ Average (20) ☐	(30) 🗷 Average	(307) 🗆 1 1/2 Story
(10) □ Low (10) □ Wom Out	(20) ☐ Fair	(302)    Two Story
Cost Rank: Condition:	(10) 🗆 Low	(301) □ One Story
(6) $\square$ Pole Frame	Residential Quality: 30	Cownhouse or Duplex Style:
(5)   Metal Frame and Walls		(106) □ Other
(4) ☐ Wood or Steel Framed Ext. Walls		(111) 🗆 Bi-Level
(3) Masomy Bearing Walls	(50) □ Very Good	(104) 🗆 1 1/2 Story
(2)   Reinforced Concrete Frame	(40) □ Good	(103) □ Split Level
(1) ☐ Fireproof Structural Steel Frame	(30) □ Average	(102) □ Two Story
cial Construction Class:	(20) □ Badly Worn	(101) ℍ One Story
Primary: Other1: Other2:	(10) 🗷 Worn Out	(100) □ Mobile Home
Commercial Occupancy Code:	Residential Condition: 10	Single Family Style: 101
Cost:	Cost: 109,210	
Floor Sq. Ft. :	Floor Sq. Ft.: 1,172	
Construction Date:	Construction Date : 1880	
Multiple. Improvements. :	Multiple. Improvements. :	Multiple Improvements:
Commercial	Residential	
1 B) 01 C) 1 D) 1 E) 6 F) 2	(RC) A)	Assessor Location: RED CLOUD (1
Status Property Type Zoning Location City Size Parcel Size	3,715	1,640 2,075
Date of Sale Property Classification Code	Total	Land Improvements
4491 00 0 10005 022 0000		Date of Sale Assessed Value
GeoCdé Iwn Rug Sect Ort Subdiv Area Blk Parcel	4 06 Ge	000112700 176
Parcel Number	Useability & Code #	Location ID Sale Number
Base: 91-0002 Affiliated: Unified:	9/24/2024 Ba	91 2024 1815
School District Code	Sale Date	Cnty No. Book Page

### NEBRASKA | Good Life, Great Service,

DEPARTMENT OF REVENUE

# Real Estate Transfer Statement

FORM **521** 

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

28 Date Deed Recorded

Mo. 1 Day 24 Yr. 20 Legal Description (Attach additional pages, if needed.) 18 here sign 21 If agricultural, list total number of acres transferred in this transaction 18a No address assigned 16 Does this conveyance divide a current parcel of land? 14 What is the current market value of the real property? Email Address n/a 24 Adjusted purchase price paid for real estate (line 22 minus line 23) .... 22 Total purchase price, including any liabilities assumed...... 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) 11 Was ownership transferred in full? (If No, explain the division.) 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) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5 Grantor's Name, Address, and Telephone (Please Print) Street or Other Mailing Address 113 N Seward St 1 County Name 8 Phone Number (830) 370-4504 Red Cloud Grantor's Name (Seller)
Suzanne Youman 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. Address of Property Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Type of Deed See Attached Red Cloud, NE 68970 113 N Seward St 3,585.00 ✓ Yes (A) Status Yes Buyer xchange) by buyer or seller? ✓ Improved ē Cemetery Bill of Sale Unimproved Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Kory McCracken

(402) Signature of Grantee or Authorized Representative Print or Type Name of Grantee or Authorized Repres N<sub>0</sub> No No No Webster - 91 ☐ Seller ✓ No Death Certificate - Transfer on Death Corrective The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. Ex-spouse Commercial Multi-Family Single Family Aunt or Uncle to Niece or Nephew 2 **Brothers and Sisters** 18b Vacant land 10 Type of Transfer 29 Court Decree Value of Stamp or Exempt Number \$ 11.25 County Number State NE Auction Industrial Register of Deed's Use Only Recreational Agricultural Exchange Distribution Easement entative No No Executor Distribution Easement Parents and Child Family Corp., Partnership, or LLC ZIP Code 68970 Grandparents and Grandchild Grantor Trust \_] Gift Foreclosure Mineral Land Contract/Memo Lease (B) Property Type Attorney Mineral Interests-Producing Red Cloud 30 17 19 Name and Address of Person to Whom the Tax Statement Should be Sen n/a Same as Grantee 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer Street or Other Mailing Address 540 N Webster St Grantee's Name (Buyer)
City of Red Cloud, Board of Public Trust Phone Number (402) 746-2215 Email Address Mineral Interests-Nonproducing Mo. 09 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes Partition Irrevocable Trust Revocable Trust LEGE Life Estate 12 Was real estate purchased for same use? (If No, state the intended use.) Data Day ✓ Yes N<sub>0</sub> Partition Quit Claim 24 Personal Rep. Step-parent and Step-child 0 Self Spouse <u>\_</u> ✓ Sale S Satisfaction of Contract Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? □ No 2024 818 ☐ Trust/Trustee
✓ Warranty Sheriff Exempt ☐ Yes 4 Date of Deed Mo. 09 State Assessed 24 22 23 S S Other Trustee to Beneficiary Day Other (Explain) Transfer on Death Other 24 Date Phone Number For Dept. Use Only 9/24/2024 (402) 746-3613 4,750,00 4,750,00 Yes Yes Yr. ZIP Code 68970 Mobile Home 2024 0 0,00 % < < <

Nebraska Department of Revenue

Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020 Grantee

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

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

State of Nebraska Ss.
Country of W. Ster Sentered on the numerical index and filed for record in the clerk's office of said country this 214 day of Sept. 2024 at 4.0 of 1615 at 4.0 of 1615 at 14.0 of 1615 at 1615 a

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-24-24
\$ 11.35 By ab

#### WARRANTY DEED

DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to The City of Red Cloud, Board of Public Trust, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201): Suzanne Youman, a single person, GRANTOR, in consideration of ONE AND NO/100 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 limitations and to perform the obligations herein set forth. of the agreement of the grantee, to be bound by the conditions, restrictions, and written application of the grantee, his heirs or assigns. III. The acceptance of the delivery of this document shall constitute conclusive evidence may, for good cause, modify or cancel any or all of the foregoing restrictions upon

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

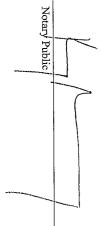
Executed September 24, 2024.

Sezanne Youman (

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

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

Comm. expires En August 27, 2025



## Residential & Commercial Sales Worksheet

Cnty No.	Book	Page		Sale Date				School	Distri	School District Code			
91	2024	1838	9	9/23/2024	Base: 9:	91-0074	₽	Affiliated:	1:		Unified:		
Location ID		Sale Number	Useab	Useability & Code#		i i		Par	Parcel Number	mber			
000302201		177	1		GeoCde	Twn	Ring	Sect	Ori :	Subdiv	Area	Blk	Parcel
	Date of Sa	Date of Sale Assessed Value	Value		4133		 	00	0 2	20005		005	0000
Land	Imp	Improvements		Total		Dat	e of Sa	le Prop	erty C	Date of Sale Property Classificat	ion Code	ode	
4,	990	September 11 September 11 September 12 Septe		4,990	Status	Prope	Property Type	Zoning	4	Location	City Size	其別證	Parcel Size
Assessor Location:	cation: BLUE	HILL (BH)	Ħ)		A) 2	В)	10	C)	ם	D) 1	Œ)	6	F) 2
				Residential					С	Commercial	al		
	Multiple Improvements:		Multiple. I	Multiple. Improvements. :			Multiple. Improvements. :	proveme	nts.:				
	Constr	_	Construction Date:	on Date :		δ	Construction Date:	Date:					
		Floor:	Floor Sq. Ft. :	Ft. :		Fic	Floor Sq. Ft. :	;. 					
	Buildin		Cost:			Cost :	st:						
Single Family Style:	74 A	****	Resident	Residential Condition:		Co	mmerci	ial Occu	pancy (	Commercial Occupancy Code:			
(100) □ Mol	Mobile Home		(10)	Wom Out		Ph	Primary:		Other1:	rl:		Other2:	
(101) 🗆 One	One Story		(20)	Badly Worn		S	mmerci	al Cons	tructio	Commercial Construction Class:			
(102) 🗖 Two	Two Story		(30) 🗆	Average			(1)	Fireproc	f Struct	Fireproof Structural Steel Frame	rame		
(103) 🗆 Spli	Split Level		( <del>4</del> 0)	Good		0	(2) 🗆 ]	Reinforc	ed Con	Reinforced Concrete Frame	ัด		
	1 1/2 Story			Very Good				Masonry	Bearin	Masonry Bearing Walls			
	Bi-Level		(6)   	Excellent				Wood o	Steel F	Wood or Steel Framed Ext.	: Walls	,	
(106) L. Other	Townhouse or Dumley Style:		Recident	Residential Onality:		ୀ <u>୍</u> ର ଓ		Metal Frame and Walls Pole Frame	ame and	a walls			
(301) 🗆 One	One Story		(E)	Low		S	Cost Rank:			C)	Condition:		
(302) □ Two	Two Story		(20)	Fair		(1	(10) 🗆 Low	WO.		(10)	) 🗆	חַ	)ut
(307) 🗆 11/	1 1/2 Story		(30)	Average		(2	(20) 🗆 ,	Average		(20)	0	Badly Wom	Vom
(308) □ Spli	Split Level		(40) <b>□</b>	Good		3	(30) 🗆 ,	Above Average	verage	(30)		Average	(0
(309) 🗆 21/	2 1/2 Story		(50)	Very Good		(4	(40) 🗆 ]	High		(40)		Good	
(304) 🗆 One	One Story Duplex		(60)	Excellent						(50)		Very Good	ood
(305) 🗆 Two	Two Story Duplex		No.							(60)		Excellent	nt
Assessor's	Assessor's Adjustment to Sale Price (+ or -):	to Sale Pr	ice (+	OF -):									
Assessor Co	Assessor Comments and Reason for Adjustment:	ason for Ac	ljustmer	nt:		,							
WD													
Comments from	rom				C	Comments:	ts:						
000302201	01												
	Transmission and the state of t											(Contin	(Continue on back)
	The second secon	The same of the sa											

### NEBRASKA

Good Life. Great Service.

FORM **521** 

Real Estate Transfer Statement \\7. 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.

	28 Date Deed Recorded 71, 24 29 Value of Stamp of Exempt Number ( 30 Recording Data 1838
For Dept. Use Only	
Date	<b>Nere</b> Signature of Grantee or Authorized Representative
10/1/2024	
(402) 746-3613	
complete, and correct,	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 that I am duly authorized to sign this statement.
	☐ Yes ☑ No  27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No
missile field? (See Instructions)	24 Adjusted purchase price paid for real estate (line 22 minus line 23)
0,00	zed list.) (see instructions)
12,500,00	22 Total purchase price, including any liabilities assumed
	21 If agricultural, list total number of acres transferred in this transaction
	See attached
	18a No address assigned 18b Vacant land
	No street address  No street address  Same as Grantee
Should be Sent	18 Address of Property  19 Name and Address of Person to Whom the Tax Statement Should be Sent
company? (If Yes, include the name	16 Does this conveyance divide a current parcel of land?  ☐ Yes ☐ No
mount and interest rate.)	<ul> <li>14 What is the current market value of the real property?</li> <li>15 Was the mortgage assumed? (If Yes, state the amount are 4,990.00</li> <li>15 Was the mortgage assumed? (If Yes, state the amount are 4,990.00</li> </ul>
	☐ Ex-spouse ☐ Parents and Child ☐ Step-parent and Step-chil
	Brothers and Sisters Grandparents and Grandchild Spouse
Dr.	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)  Other
(If No, state the intended use.)	Buyer ☐ Seller ☐ No ☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Contract ☐ 11 Was ownership transferred in full? (If No, explain the division.)
Trustee to Beneficiary	nge (l.R.C. § 1031
Transfer on Death	10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust
	Bill of Sale Corrective Easement Lease Personal Rep.  Cemetery Death Certificate – Transfer on Death Executor Mineral Quit Claim
	Commercial Recreat
	ed Multi-Family Agricultural Mineral Interests-Producing
Mobile Home	(A) Status (B) Property Type    Improved   Cincle Family   Industrial   Mineral Interests-Nonproducing   State Assessed
	ssification Number. Check one box in categories A and B. Check C
	Email Address Email Address n/a Email Address
(3) organization? Yes No No Yes	r Is the grantee a 501(c) 113 If Yes, is the grantee a
Zip Coc 68930	State Zip Code City State NE 68930 Blue Hill NE
	Grantor's Name (Seller) Timothy J. Gilbert and Julie A. Gilbert JL's Premier Custom Building, L.L.C.
	5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print)
ay 23 Yr. 24	1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Webster - 91 Mo. 09 Day 23 Yr. 24 Mo. 09 Day
	The deed will not be recorded unless this statement is signed and items 1-27 are accurately contained in the statement is signed and items 1-27 are accurately contained in the statement is signed and items 1-27 are accurately contained in the statement is signed and items 1-27 are accurately contained in the statement is signed and items 1-27 are accurately contained in the statement is signed and items 1-27 are accurately contained in the statement is signed and items 1-27 are accurately contained in the statement is signed and items 1-27 are accurately contained in the statement is signed and items 1-27 are accurately contained in the statement is signed and items 1-27 are accurately contained in the statement is signed and items 1-27 are accurately contained in the statement is signed and items 1-27 are accurately contained in the statement is signed and items 1-27 are accurately contained in the statement is signed and items 1-27 are accurately contained in the statement is signed and items 1-27 are accurately contained in the statement is signed and items 1-27 are accurately contained in the statement is signed and items 1-27 are accurately contained in the statement is signed and items 1-27 are accurately contained in the statement is signed and items 1-27 are accurately contained in the statement is signed and items 1-27 are accurately contained in the statement is signed and items 1-27 are accurately contained in the statement is signed and items 1-27 are accurately contained in the statement is signed and items 1-27 are accurately contained in the statement is signed and items 1-27 are accurately contained in the statement is signed and items 1-27 are accurately contained in the statement is signed and items 1-27 are accurately contained in the statement is signed and items 1-27 are accurately contained in the statement is signed and items 1-27 are accurately contained in the statement is signed and items 1-27 are accurately contained in the statement is signed and items 1-27 are accurately contained i

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

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

BOOK 2024 PAGE 1838

Entered on the numerical index and filed for record in the Clerk's office of said county this day of 0 A.D., 20 A.L. at 10:41 o'clock A.M. Recorded in Book <u>202</u>4 on Page 1550 County Clerk
Obbert tawa County Clerk
15.00 0 1 Deputy o'clock <u>A.M.</u> Re on Page 1836

\_Comp\_

NEBRASKA DOCUMENTARY
STAMP TAX
ate [0-1-34]
24.35 By (0)

### WARRANTY DEED

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

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

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

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

Executed 7-23

Timothy J. Collbert

Julje A. Gilbert

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

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

Comm. expires Mall

## Residential & Commercial Sales Worksheet

(Continue on back)									
									00012/400
			Comments:	C				rom	Comments from
									ŒD Ø
			25		ent:	djustm	Assessor Comments and Reason for Adjustment:	mments and	Assessor Co
					or -):	rice (+	Assessor's Adjustment to Sale Price (+ or -):	Adjustme	Assessor's
(60)   Excellent								Two Story Duplex	(305) □ Tw
					] Excellent	(60)		One Story Duplex	(304) 🗆 On
(40) □ Good		□ High	(40)		□ Very Good	(50) [		2 1/2 Story	(309) □ 21
(30)   Average	verage	☐ Above Average	(30)		] Good	(40)		Split Level	(308) 🗆 Spl
		☐ Average	(20)		] Average	(30) 🗆		1 1/2 Story	(307) 🗆 1 L
(10) □ Worn Out		□ Low	(10)		□ Fair	(20) [	Ē	Two Story	(302) 🗆 Tw
Condition:	Cost Rank:	Rank:	Cost		□ Low	(10) [		One Story	(301) 🗆 On
	me	□ Pole Frame	(6)		Residential Quality:	Reside		Townhouse or Duplex Style:	Cownhouse o
3	Metal Frame and Walls	☐ Metal Fi	(5)					ler	(106) □ Other
Ext. Walls	Wood or Steel Framed Ext.	□ Wood o	(4)		□ Excellent	(60) [		Bi-Level	(111) [] Bi-
ts.	Masomy Bearing Walls	□ Masonr	(3)		□ Very Good	(50) [		1 1/2 Story	(104) 🗆 11
rame	Reinforced Concrete Frame	□ Reinfor	(2)		□ Good	(40) [		Split Level	(103) 🗆 Sp
rame	Fireproof Structural Steel Frame	☐ Fireproc	(1)		☐ Average	(30) [		Two Story	(102) 🗆 Tw
S:	Commercial Construction Class:	nercial Con	Comi		□ Badly Worn	(20) [		One Story	(101) 🗆 On
Other2:	Other1:	гу:	Primary:		□ Worn Out	(10) [		Mobile Home	(100) 🗆 Mo
	Commercial Occupancy Code:	nercial Occi	Сопи		Residential Condition:	27 77		(A.E.	Single Family Style:
			Cost:			_	<b>Building Cost New:</b>	Buil	
		Floor Sq. Ft. :	Floor		դ. <b>F</b> t. :		Floor:		
		Construction Date:	Const		Construction Date:		Construction Date:	Соп	
	nts.:	Multiple. Improvements.:	Multip		Multiple. Improvements.:	$\overline{}$	Multiple Improvements:	Multiple	
ercial	Commercial	410			Residential				
E) 6 F) 2	1 D) 1	9	B) 01	A) 2		(RC)	CLOUD	cation: RED	Assessor Location:
lon City Size Parcel Size	Zoning Location	Type Zo	Property Type	Status	1,640			1,640	<u> </u>
ication Code	Date of Sale Property Classificat	of Sale Proj	Date o		Total		Improvements		Land
011 0000	0 10020	00		4371		d Value	Date of Sale Assessed Value	Date o	
Area Blk Parcel	Qrt Subdiv	Sect	Twn Rng	GeoCde	1		178	400	000127400
	Parcel Number	Pai			Useability & Code#	Use	Sale Number		Location D
Unified:	d:	Affiliated:	91-0002	Base: 9:	10/1/2024	V	1839	2024	91
de	School District Code	Schoo			Sale Date		Page	Book	Cnty No.

### NEBRASKA

Good Life, Great Service. DEPARTMENT OF REVENUE

### Real **Estate Transfer Statement**

FORM

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

	Day 171, 24 \$ 9.00 Day 171, 24 \$ 9.00 Exempt Number 30 Recording Data	Mo. 10 Day
For Dept. Use Only	Register of Deed's Use Only	
Date	Signature of Grantee or Authorized Representative Title	here *
9/27/2024	Attorney	sign
(402) 746-3613		<b>Y</b> 0.
nd correct	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	27 If yes, is
active air force ballistic missile field? (See Instructions)	xemption number  The property is located within a county or other geographic area with an	25 If this transf 26 Is an affidavit Yes
0,00 4,000,00	Yes Ves No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	24 Adjusted pu
4,000,00	Total purchase price, including any liabilities assumed	22 Total purch
, L	Lots 20, 21 422, Block 11, Smith Move's Abdition to Red Cloud webster Gurdy, Ne braska	20 Legal Descri
	□ No address assigned 18b □ Vacant land	18a No ad
	814 N Elm St Red Cloud, NE 68970  Same as Grantee	814 N Elm St Red Cloud, N
Statement Should be Sent	19 Name and Address of Person to Whom the Tax	18 Address of Property
a title company? (If Yes, include the name Yes \int No	Does this conveyance divide a current parcel of land?  17 Was transfer through a real estate agent or a title company? of the agent or title company contact.)  Yes No	16 Does this co
nterest rate.) %	14 What is the current market value of the real property?  15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  1,640.00	14 What is the cr 1,640.00
	Parents and Child	
	Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC	
	a trustee are the trustor and beneficiary relatives? (If Yes, check the	13 Was the tran
lo, state the intended use.	rred in full? (If No, explain the division.)	11 Was owners
Transfer on Death Trustee to Beneficiary Other (Explain)	er part of IRS like- nge (I.R.C. § 1031  y buyer or seller?  Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract	<ul><li>Was transf kind excha Exchange) t</li><li>Buyer</li></ul>
	stery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty	Cemetery
Other	☐ Conservator ☐ Distribution ☐ Land Contract/Memo ☐ Partition ☐ Sheriff ☐ ☐ Corporation ☐ Facebook ☐ TrustTruston	8 Type of Deed
1	ed Multi-Family Agricultural Mineral Interests-Producing Commercial Recreational	
Mobile Home	5	(A) Status
(6)	ssification Number. Check one box in categories A and B. Check (	7 Property C
	Email Address n/a	Email Address n/a
ation? Yes VNo	Phone Number Is the grantee a 501(c)(3) organization?  8291 (917) 392-5781 If Yes, is the grantee a 509(a) foundation?	Phone Number (402) 768-8291
Zip Cor 68970	State Zip Code City NE 68970 Red Cloud	City Red Cloud
	Address	Street or Othe 327 W 3rd
	ne (Seller) . Lewis and Barbra Lewis Eugene I. Mast	Grantor's Name (Seller) Charles E. Lewis
-	Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Pl	5 Grantor's N
27 Yr. 2024	Webs	1 County Name
	The deed will not be recorded unless this statement is signed and items 1-27 are accurately	

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

State of Nebraska ss. County of Webster

Intered on the numerical index and filed for record in the Clerk's office of said county this 1 day of 20th A.D., 20 34, at 10:50 o'clock A.M. Recorded in Book 2024 on Page 1839 County Clerk 16.00 Deputy

Date \$ NEBRASKA DOCUMENTARY STAMP TAX te 10-1-94 a. By ab

\_Comp\_ \_Assessor\_ \_Carded\_

### QUITCLAIM DEED

Charles E. Lewis and Barbra 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.

Barbra Lewis Julua

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

Charles E. Lewis and Barbra Lewis, husband and wife. The foregoing instrument was acknowledged before me on September 1, 2024, by

Comm. expires

Notary Public

#### Agricultural Land Sales Worksheet

	Marie Company of the	South of the new trans.	TOOL	A OT VOT			
	School District Code	School D			Sale Date	k Page	Cnty No. Book
Unified:		Affiliated:	0123	Base: 01-	10/1/2024	1840	91 2024
	Parcel Number	Parcel			Useability & Code#	Sale Number	Location ID
Area Blk Parcel	VipquS	nO pes	Twn Rng	GeoCde T	4 05	179	002110505
000		16 0		4131	alue	Date of Sale Assessed Value	Da
tion Code	Date of Sale Property Classification Code	le Proper	Date of Sa		Total	Improvements	Land
City Size   Parcel Size	Location	Zoning	Property Type	Status	305,750	263,890	41,860
E) 0 F) 5	D) 3	C) 5	в) 05	A) 1		Irrigation Type:	
VALUE:	ACRES:	AC	LCG	$\mathbf{I}$	VALUE:	ACRES:	DOT.
325	0		GRASSLAND 1G1	GRAS			IRRIGATED IAI
2,695	1.740		16				1A
			2G1				2A1
			2G				2A
			3G1				3A1
			3G				3A
			4G1				4A1
			4G				4A
			Shelterbelt/Timber	She			DRYLAND 1D1
			Accretion			70.00	1D
			Waste				2D1
			Other				2D
3,020	1.950		AG LAND TOTAL	AG LAI			3D1
	0.340		Roads				3D
13,840	1.000		Farm Sites				4D1
25,000	1.000		Home Sites				4D
			Recreation		**************************************		
			Other		226,010		Dwellings
38,840	2.340		Non-AG TOTAL	Non-A	37,880		Outbuildings
	Value:	Total Recapture Value:	Total R		e (+ or -):	ment to Sale Pric	Assessor's Adjustment to Sale Price (+ or -):
					stment:	and Reason for Adju	Assessor Comments and Reason for Adjustment:
						1 1	1 1
			Comments:	Con			Comments from
							002110505
		į		:			
(Continue on back)				CWC TRANS			11.14.0.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.

#### NEBRASKA

No. Solar

Good Life. Great Service.

## Real Estate Transfer Statement

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

FORM **521** 

Authorized Begister of Deed's Use Only  Signature of Grantee or Authorized Representative  Register of Deed's Use Only  Signature of Grantee or Authorized Representative  Register of Deed's Use Only  Signature of Grantee or Authorized Representative  Register of Deed's Use Only  Register of Deed's U	21 If agricultural, list total number of acres transferred in this transaction 4.29±  22 Total purchase price, including any liabilities assumed	305,750.00  16 Does this conveyance divide a current parcel of land?    Yes   No   No   No   No   No   No   No   No	nsfer Dissipation	Family   Industrial   Agricultural   Recreational   Family   Recreational   Family   Resement   Easement   Reaccutor   Reaccut	mber 05-9174 ress ry Classification Number. Check one box in categories A and B. Check (	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 City City State Bladen NE State 68928	The deed will not be recorded unless this stateme  1 County Name  2 County Number  Webster - 91
red this statement and that it is, to the best of my knowledge and belief, true, complete, and correct,    (402) 705-9174	22 \$ 23 \$ 24 \$ 24 \$	was the interligate assumed? (in test, state the all unit and the rest late.)  17 Was transfer through a real estate agent or a title company? (if Yes, include the name of the agent or title company contact.)  19 Name and Address of Person to Whom the Tax Statement Should be Sent  David K. Berns, Trustee & Sharon G. Berns, Trustee  912 Road X  Bladen, NE 68928	re	(B) Property Type (C)  Mineral Interests-Nonproducing State Assessed Mobile Home  Mineral Interests-Producing Exempt  Land Contract/Memo Partition Sheriff Other  Lease Personal Rep. Trust/Trustee  Mineral Quit Claim Warranty	ne grantee a 501(c)(3) organization? ss, is the grantee a 509(a) foundation?	Trustee  Zip Cov 68928	The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.    County Number

#### 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):

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

### 20. Legal Description:

Quarter, a distance of 478.00 feet; thence N 90°00'00" E, a distance of 364.5 described as follows: Beginning at the Southwest Corner of said Section 16 in the Southwest Quarter (SW1/4) of said Section Sixteen (16), more particularly including 0.62 acres of county road right-of-way); EXCEPT A tract of land located of 823.71 feet to the point of beginning (containing 8.36 acres, more or less, said Southwest Quarter; thence N 90° 00' 00" W on said south line, a distance S 00° 00' 05" W on said West line, a distance of 228.00 feet to the South line of 346.36 feet to the West line of a tract of land surveyed by Parks in 2011; thence 90° 00' 00" E, a distance of 585.65 feet; thence S 43° 47' 50" E, a distance of on the West line of said Southwest Quarter, a distance of 478.00 feet; thence N Southwest Corner of said Section 16; thence N 00° 11' 54" W (assumed bearing) point of beginning. Quarter; thence N 90°00'00"W on said South line, a distance of 364.5 feet to the feet; thence South a distance of 478.00 feet to the South line of said Southwest thence N 00°11'54" W (assumed bearing) on the West line of said Southwest County, Nebraska, more particularly described as follows: Beginning at the Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster A tract of land located in the Southwest Quarter (SW $\frac{1}{2}$ ) of Section Sixteen (16),

#### NEBRASKA Good Life, Great Service,

## Certificate of Exemption – **Documentary Stamp Tax**

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

here Grantor of Grantor Representative  Grantee or Grantee Representative	sign Rand to Serve	Under penalties of law, I declare that the information provided above is true, complete, and correct and that I am familiar with 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 Depart		Sharon G. Berns, Trustee of the Sharon G. Berns Rev Trust	David K. Berns, Trustee of the David K. Berns Rev Trust	Members of Entity or Individuals	Grantees (If entity, provide name of entity and list all members in table below. If individuals, list all in table below.)		Sharon G. Berns, Trustee of the Sharon G. Berns Rev Trust N	David K. Berns, Trustee of the David K. Berns Rev Trust	Members of Entity or Individuals	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
Chantee	Grantor	is true, complete, and correct and that I am familiar wirallable for inspection at any time by the Nebraska Dep		Wife	Husband	Relationship to First Listed Memk (see Table of Kindred	ividuals, list all in table below.)		Member/Wife	Member/Husband	Relationship to First Listed Member or Granton (see Table of Kindred)	viduals, list all in table below.)
10-1-24 Date	10-1-24	ith all of the relevant partment of Revenue.				mber or Grantor ed)					nber or Grantor ed)	

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.

Carded	Assessor	Computer	ndex

NEBRASKA DOCUMENTARY STAMP TAX Date: 10/01/24

Bk 2024, Pg 1840

State of Nebraska ss County of Webster

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 Entered on the numerical index and filed for record in the

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

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

### LIMITED LIABILITY COMPANY WARRANTY DEED

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

in the Southwest Quarter (SW1/4) 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 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 90° 00' 00" E, a distance of 585.65 feet; thence S 43° 47' 50" E, a distance of on the West line of said Southwest Quarter, a distance of 478.00 feet; thence N County, Nebraska, more particularly described as follows: Beginning at the Southwest Corner of said Section 16; thence N 00° 11' 54" W (assumed bearing) point of beginning Quarter; thence N 90°00'00"W on said South line, a distance of 364.5 feet to the feet; thence South a distance of 478.00 feet to the South line of said Southwest 346.36 feet to the West line of a tract of land surveyed by Parks in 2011; thence Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster A tract of land located in the Southwest Quarter (SW1/4) of Section Sixteen (16),

GRANTOR covenants with GRANTEES that GRANTOR:

- $(\exists)$ is lawfully seised of such real estate and that it is free from encumbrances except easements, reservations, restrictions and covenants of record;
- $\mathcal{O}$ has legal power and lawful authority to convey the same; and
- $\odot$ warrants and will defend title to the real estate against the lawful claims of all persons.

Dated: Mober 1, 2024.

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

David K. Berns, Manager

By: Sharon G. Berns, Manager

STATE OF NEBRASKA

COUNTY OF BUFFALO

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. The foregoing instrument was acknowledged before me on Description , 2024, by

GENERAL NOTARY - State of Nebraska CAPROL A. LEOPOLD

Ny Comm. Exp. March 20, 2828

March 20, 2028

Notary Public

#### Agricultural Land Sales Worksheet

38,840	5.970		Non-AG TOTAL	3,935		Cumumugs	, Land
		H H	Other	T6,6/5		Dwellings	
		n	Recreation				
25,000	1.000	S	Home Sites	TU,615	3.860	45	
13,840	1.000	S	Farm Sites			<u> </u>	
	3.970	8	Roads			3 3	
348,105	153.860		AG LAND TOTAL			JUL JUL	
		A	Other	6,960	2.530	2D	
2,800	5.600	O	Waste	222,505	80.910	2D1	
		n	Accretion			ΙĐ	
		ä	Shelterbelt/Timber	25,795	9.380	1D1	DRYLAND
		4	4G			4A	
		1	4G1			4A1	
		43	3G			3A	
		1	3G1			3A1	
		<sub>G</sub> Ω	2G			2A	
7,615	5.250	1	2G1			2A1	
65,505	42.260	1G	1			1A	
6,310	4.070	11	GRASSLAND 1G1		:	D IAI	IRRIGATED
VALUE:	ACRES:	AC	LCG	VALUE:	ACRES:		LCG
E) 0 F) 9	D) 3 I	c) 5	A) 1 B) 05		Irrigation Type:	Imi	
City Size Parcel Size	Location	e Zoning	Status Property Type	407,555	20,610	386,945	386
ition Code	Date of Sale Property Classificatio	ale Propert	Date of S	Total	Improvements		Land
000 0000	00000 1	36 1	4135 4 9	alue .	Date of Sale Assessed Value	Date o	
Area Blk Parcel	Subdiv	Sect Ort	GeoCde Twn Rng	4 05	180	700	001316700
	Parcel Number	Parcel		Useability & Code#	Sale Number		Location ID
Unified:	ι	Affiliated:	Base: 65-0005	10/1/2024	1842	2024	91
	School District Code	School Di		Sale Date	Page	Book	Спіу №.

···	_	_	 <del></del>		 -	 _	-	37333333494	~
			001316700	Comments from Com			WD; TRANSFER PORTION INTEREST TO LIFE ESTATE	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)	70.0			Comments:					Total Recapture Value:

### NEBRASKA Good Life, Great Service.

## Real Estate Transfer Statement

980

FORM **521** 

Mo. 10 Day Nebraska Department of Revenue 20 Legal Description (Attach additional pages, if needed.) 18a No address assigned 16 Does this conveyance divide a current parcel of land? 14 What is the current market value of the real property? 5 Grantor's Name, Address, and Telephone (Please Print) 28 Date Deed Recorded 21 If agricultural, list total number of acres transferred in this transaction 159.90 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC 11 Was ownership transferred in full? (If No, explain the division.) Street or Other Mailing Address 614 S. Cedar nere Grantor's Name (Seller)
Jocelyne L. Heil 23 Was non-real property included in the purchase? 22 Total purchase price, including any liabilities assumed...... 8 Type of Deed Email Address n/a Phone Number (402) 705-0630 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. County Name Address of Property Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 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 Rural Webster County 378,860.00 (A) Status S Se Unimproved DEPARTMENT OF REVENUE If yes, is the required affidavit attached to this filing? Buyer Š Improved Cemetery Bill of Sale ğ And that I am way, Michelle J. Oldham

Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative 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. S No S S Adams - 01 ∐ Seller ☑ No scribed in Neb. Heu. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missille field? (See Instructions) ☐ Corrective Death Certificate − Transfer on Death Conservator The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. |;≺ Multi-Family Commercial Single Family 74 Ex-spouse Brothers and Sisters 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. 18b Vacant land 10 Type of Transier 29 Value of Stamp or Exempt Number \$ 5 km 14 5x County Number Auction Court Decree Exchange Register of Deed's Use Only Agricultural Industrial Recreational Distribution Easement Executor <u>√</u> ₹ Distribution Easement Parents and Child Zip Code 68901 Grandparents and Grandchild Grantor Trust Gift Foreclosure \_\_\_Land Contract/Memo Mineral Lease (B) Property Type Mineral Interests-Nonproducing
Mineral Interests-Producing Attorney Jocelyne Heil 614 S. Cedar 3 Date of Sale/Transfer 5 5 Grantee's Name, Address, and Telephone (Please Print) Çį Grantee's Name (Buyer) see attached addendum 30 Recording Data 19 Name and Address of Person to Whom the Tax Statement Should be Sent Email Address Phone Number Street or Other Mailing Address Hastings, NE 68901 Mo. Was transfer through a real estate agent or a title company? (If Yes, include the name Was the mortgage assumed? (If Yes, state the amount and interest rate.) of the agent or title company contact.) ☐ Æ BK JOSH 6 Partition ✓ Life Estate Irrevocable Trust 12 Was real estate purchased for same use? (If No, state the intended use.) Day 01 √ Yes <u>₹</u> Parlition Ouft Claim e appropriate box.) Personal Rep. Self Step-parent and Step-child \_Yr. 2024 Spouse Satisfaction of Contract C/3 Is the grantee a 501 (c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Revocable Trust 1842 ✓ Warranty Sheriff State Assessed Trust/Trustee 4 Date of Deed ∐ Yes Mo. 10 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) 23 24 69 69 Other (Explain) Other ☐ Trustee to Beneficiary Other Day Transfer on Death 으 Date For Dept. Use Only Phone Number (402) 462-0300 12-1-24 Mobile Home ≾ र्छ रहे Zip Code 2024 0,00 9 **I** No 8 <u>₹</u>₹

## Addendum to Real Estate Transfer Statement

#### ė, Grantees:

Michael Heil, subject to life estate of grantor 1916 9<sup>th</sup> Street NW

Minot, SD 58703

Phone: n/a

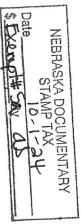
Email: n/a

and

Christopher Heil, subject to life estate of Grantor 1016 S. Wabash Ave.

Hastings, NE 68901 Phone: n/a Email: n/a

on Page\_ clerk's office of said county this\_of\_DC\\_\_\_\_a.D., 20\_2\\_\_a\_a Entered on the numerical index and filed for record in the o'clock\_ 0 \_Comp\_ appear thing a A.D., 20 24 at 1:55 1842 Recorded in Book 2024 Assessor County Clerk \_Carded



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

### WARRANTY DEED

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

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

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

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

- 1 subject to existing easements and restrictions of record, if any; is lawfully seised of such real estate and that it is free from encumbrances,
- 2 has legal power and lawful authority to convey the same;
- persons.  $\frac{\omega}{\omega}$ warrants and will defend title to the real estate against the lawful claims of all

COUNTY OF ADAMS	STATE OF NEBRASKA	Executed: <u>Sept 27, 2034,</u>
)ss.	, <u> </u>	,
		Jocelyne Heil

2024, by Jocelyne Heil, a single person. The foregoing instrument was acknowledged before me on the  $\frac{27}{}^{-1}$  day of

GENERAL NOTARY - State of Nebraska KIMBERLY R. BRUNING My Comm. Exp. December 10, 2027

Notary Public

### Agricultural Land Sales Worksheet

18,520	4.770	Non-AG TOTAL	14,600		Outbuildings
		Other			Dwellings
		Recreation			
		Home Sites	29,595	10.760	4D
18,520	2.000	Farm Sites			4D1
	2.770	Roads			3D
339,515	153.150	AG LAND TOTAL			3D1
		Other	74,555	27.110	2D
		Waste			2D1
		Accretion	133,430	48.520	1D
	-	Shelterbelt/Timber	495	0.180	DRYLAND 1D1
		4G			4A
		4G1			4A1
		3G			3A
		3G1			3A1
		2G			2A
25,595	17.650	2G1			2A1
55,040	35.510	1G			1A
20,805		GRASSLAND 1G1			IRRIGATED 1A1
VALUE:	ACRES:	921	VALUE:	ACRES:	LCG
E) 0 F) 9	C) 5 D) 3	A) 1 B) 05		Irrigation Type:	
City Size Parcel Size	Zoning Location	Status Property Type	372,635	14,600	358,035
ntion Code	Date of Sale Property Classification Code	Date of Sale	Total	Improvements	Land
1 000 0000	3 00000	4133 4 10 34	alue	Date of Sale Assessed Value	D,
Area Blk Parcel	Ort Subdiv	GeoCde Iwn Rng Sect	4 05	181	001718100
	Parcel Number		Useability & Code#	Sale Number	Location ID
Unified:	Affiliated:	Base: 91-0074 Affil	10/1/2024	1843	91 2024
	School District Code	Sc	Sale Date	ok Page	Cnty No. Book

(Continue on back)	
	001718100
nents:	Comments from Comments:
	JTWD; ADD SPOUSE AS JOINT TENANTS
	Assessor Comments and Reason for Adjustment:
Total Recapture Value:	Assessor's Adjustment to Sale Price (+ or -):

Filas

### NEBRASKA Good Life, Greet Service.

	Register of Deed's Use	nere Signature of Grantee of Authorized Representative	vame of grantes or Author	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, and that I am duly authorized to sign this statement.  Daniel L. Werner	22 Total purchase price, including any liabilities assumed	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	18a 🕝 No address assigned 18b 🗍 Vacant land		152	Tay was the traitisfer between relatives, or it to a intistee, are the trustor and behildingly relatives? (It rest, check the appropriate oux.)  ✓ Yes — No — Aunt or Uncle to Niece or Nephew — Family Corp., Partnership, or LLC — Self  ☐ Brothers and Sisters — Grandparents and Grandchild ✓ Spouse  ☐ Ex-spouse — Parents and Child — Step-parent a		Distribution	8 Type of Deed Conservator Distribution L Bill of Sale Corrective Easement L Cemetery Death Certificate – Transfer on Death Executor M	7 Property Classification Number. Check one box in categories A and B. Check C  (A) Status (I)    Improved   Single Family   Industrial   Industrial   Agricultural   Industrial   Agricultural   Industrial   Indust	4262	Street or Other Mailing Address 206 N Juniper Ave City Davenport NE 68335	Crantos Name (Seller)  Dennis   & Zola P   Inhrenn	1 County Name  Webster - 91  Grantor's Name, Address, and Telephone (Please Print)	SKA UService. DE REVENUE
30 Recording Data  RK 2024, Pa 1843	Only For Dent I Iso Only	G. DG.	Attorney at I aw 10/1/2024	complete, and	structions)  22 \$ 0',00  r 23 \$ r 23 \$ 0',00  r 23 \$ 0',00  r 76-902(5)(a)		Neil Johnson  S02 SW Railway Street  Blue Hill, Nebraska 68930	Was transfer through a real estate agent or a title compa of the agent or title company contact.   Yes	16 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  Yes No S%	nd Step-child	La kes I No No nave in the member has a set in the state in the member has in the me	31 13 11	Lease Personal Rep. Trust/Trustee    Quit Claim   Warranty   Other   O	E) Property is also a mobile home.  (C)  Mineral Interests-Nonproducing  Mineral Interests-Producing  Exempt	er Is the grantee a 501(c)(3) organization? 4262 If Yes, is the grantee a 508(a) foundation?	State Zip Co NE 68335	Grantee's Name (Buyer) Dennis   & zola R Johnson	3 Date of Saler/fransfer  Mo. 10 Day 1 Yr. 2024 Mo. 10 Day 1 Yr. 2024  6 Grantee's Name, Address, and Telephone (Please Print)	lement verse side. applicable item n

NEBRASKA DOCUMENTARY
STAMP TAX

SA

Date: 10/01/24

Bk 2024, Pg 1843

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 02:18 o'clock PM. Recorded in Book 2024 on Page 1843

Fee: \$10.00 By: AS Deputy Electronically Recorded

Dispery

County Clerk

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

### JOINT TENANCY WARRANTY DEED

joint tenants and not as GRANTEES, DENNIS L. JOHNSON and ZOLA R. JOHNSON, conveys to GRANTEES, as consideration DEZZIS Neb. Rev. Stat. 76-201): ŗ **JOHNSON** of One Dollar tenants in common, the following described real estate (as defined in and (\$1.00) ZOLA 7 and JOHNSON, husband and other valuable considerations wife, GRANTORS, received from II.

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 6<sup>th</sup> P.M., Webster County, Nebraska;

GRANTORS covenant with GRANTEES that GRANTORS:

- are lawfully seised of such real estate and that it is free from encumbrances
   have legal power and lawful authority to convey the same;
- $\overline{\omega}$ warrant and will defend title to the real estate against the lawful claims of all persons.

Executed this the 1st day of October, 2024.

Johnson,

Zola R. Johnson

COUNTY OF THAYER STATE OF NEBRASKA

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

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

## Residential & Commercial Sales Worksheet

(Continue on back)	(Contin													
													00	000168000
						nts:	Comments:						ш0.	Comments from
									SISTERS	83	DHEI	BETWEEN BROTHERS	TRANSFER BET	WD; TRA
										ent:	djustn	eason for A	Assessor Comments and Reason for Adjustment:	Assessor Co
									):	- or -	rice (	to Sale P	Assessor's Adjustment to Sale Price (+ or -):	Assessor's
nt	Excellent		(60)										Two Story Duplex	(305) □ Two
ood	Very Good		(50)				362 V		Excellent		60)		One Story Duplex	(304) □ One
	Good		(40)		1 1	(40)			Very Good		(50) 1		2 1/2 Story	(309) 🗆 21/
CĐ	Average			Above Average		(30)			Good	- G	(40)		Split Level	(308) □ Spli
Vom	Badly Worn		(20)	Gi	(20) 🗆 Average	(20)	1		Average	Æ	(36)		1 1/2 Story	(307) 🗆 11/
	Wom Out		(10)		Low	(10)	***************************************		Fair	T T	(20)		Two Story	(302) □ Two
	<b>.</b>	Condition:	Co		nk:	Cost Rank:			Low		(10)		One Story	(301) □ One
				ame		(6) <b></b>			Residential Quality: 30	ntial (	Reside		Townhouse or Duplex Style:	Lownhouse or
			d Walls	Metal Frame and Walls		(5)								(106) Other
	S	. Wall	Wood or Steel Framed Ext. Walls	or Steel I		(4) <sub>□</sub>			Excellent		(60)		Bi-Level	(111) 🗆 Bi-I
	i		1g Walls	Masonry Bearing Walls		(3) 🗆			Very Good	U V	(Z)		1 1/2 Story	(104) 🗆 11/
		O	Reinforced Concrete Frame	rced Con		(2) 🗆			Good	0	(40)		Split Level	(103) 🗆 Spli
		rame	Fireproof Structural Steel Frame	of Struct	Firepro	(I) □			Average	A	(30)		Two Story	(102) 🗆 Two
			Commercial Construction Class:	ıstructio	rcial Con	Comme	out es		Badly Worn	₩. B	(20)		One Story	(101) 🗷 One
	Other2:		xl:	Other1:	·	Primary:			Worn Out	□ ₩	(10)		Mobile Home	(100) □ Mo
			Commercial Occupancy Code:	upancy	rcial Occ	Comme		,	Residential Condition: 20	ential (	Resid		Style: 101	Single Family Style:
						Cost:		70	98,470			Building Cost New:	Buildir	
					Ft:	Floor Sq. Ft. :		840		q. Ft. :		Floor:		
					Construction Date:	Construct		0 6	ate: 1890	iction D	Construction Date:	Construction Date:	Consti	
		100 miles		ents.:	Multiple. Improvements. :	Multiple.			Multiple. Improvements.:	e. Impro	Multipl	Multiple Improvements:	Multiple Im	
		21	Commercial						Residential					
F) 2	6	Œ)	D) 1	1	9	01	В)	A) 1			(RC)	стопр (1	cation: RED	Assessor Location:
Parcel Size	City Size	CB CB	Location	Zoning		Property Type	Pro	Status	37,625		G	35,985	1,640	1
	ode.	iion Code	Date of Sale Property Classificat	perty (	Sale Pro	ate of S	Ţ		Total			Improvements		Land
0000	000		10110	0 1	00			4371		•	I Valu	Date of Sale Assessed Value	Date of S	
Parcel	ЯІЯ	Area	Subdiv 2	Qrt	Sect	Rng	Twn	GeoCde	0.5	4		182		000168000
			ımber 💮	Parcel Number	Pa				Useability & Code#	abilit	Use	Sale Number		Location ID
	ied:	Unified:		ed:	Affiliated:	)02	91-0002	Base: 9	9/27/2024	9/2		1846	2024	91
			School District Code	ol Distr	Schoo		10.00		Sale Date	∵ Sa		Page	Book	Cnty No.
		ı												

#### Good Life, Great Service. NEBRASKA

ransfer Statement
Read instructions on reverse side.
Chiment and identify the applicable item common common state.

FORM **521** 

DEPARTMENT OF REVENUE	i aunimiai space is needed, and an anacimien and identity the applicatie term number 🖘	
me	on Salo trems 1-24 are accurately completed.  4 Date of Deed  77 7 2024	
5 Grantor's Name, Address, and Telephone (Please Print)	Name, A	1
Grantor's Name (Seller)Daniel M Lygrisse, Jeanette M & Keith E Luttrell, Joshua A & Casey Ames, Amanda & Travis Robertson	Grantee's Name (Buyer) Lynnette K Lygrisse	
Other Mailing Address	Street or Other Mailing Address 8162 Umatilla Street	
City         State         Zip Code           Red Cloud         NE         68970	State CO	Zip Code <b>80221</b>
Phone Number (402) 746-4123	Phone Number   Is the grantee a 501(c)(3) organization?   Yes (303) 358-0747   If Yes, is the grantee a 509(a) foundation?   Yes	
	Email Address  Schutte@charter-title.net	
Check C	(B) Property Type (C)	
Improved       Single Family       Industrial         Unimproved       Multi-Family       Agricultural         IOLL       Commercial       Recreational	☐ Mineral Interests-Nonproducing ☐ State Assessed ☐ Mobile Ho☐ Mineral Interests-Producing ☐ Exempt	le Ho
8 Type of Deed Conservator Distribution Land C Bill of Sale Corrective Easement Lease Cemetery Death Certificate - Transfer on Death Executor Mineral	Land Contract/Memo Partition Sherriff Other  Lease Personal Rep. Trust/Trustee  Mineral Quit Claim Warranty	
9 Was transfer part of IRS like-kind exchange? (I.R.C. § 1031	Foreclosure   Irrevocable Trust   Revocable Trust   Transfer on Death Gift   Life Estate   X Sale   Trustee to Beneficiary Grantor Trust   Partition   Satisfaction of Contract   Other (Explain)	ary
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use ☐ Yes ☐ No	use.
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, ci ⊠ Yes □ No □ Aunt or Uncle to Niece or Nephew □ Family Corp., Partnership, or I□ Grandparents and Grandchild □ Ex-spouse □ Parents and Child	eneficiary relatives? (If Yes, check the appropriate box.)  Family Corp., Partnership, or LLC Self  Grandparents and Grandchild Spouse  Parents and Child Step-parent and Step-child	
14 What is the current market value of the real property? \$42,000.00  16 Does this conveyance divide a current parcel of land?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  \[ \subseteq \text{ Yes}  \text{ No } \sqrt{s} \]  17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  \[ \text{ Yes Charter Title } \sqrt{No} \]	name
f Property ut Street ≀E 68970 ddress assigned 18b ∐ Vacant Land	19 Name and Address of Person to Whom Tax Statement Should be Sent Lynnette K Lygrisse 8162 Umatilla Street Denver, CO 80221	
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	unty, Nebraska. - ·	
22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 24 Adjusted purchase price paid for real estate (line 22 minus line 23)	22 8 8	12,000 OC
<ul> <li>25 If this transfer is exempt from the documentary stamp tax, list the exemption number</li></ul>	ocated within a county or other geographic area with an active air force ballistic missi	ile fie
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, duly authorized to sign this statement  CHARTER TITLE & ESCROW SERVICES, INC.  Lynnette K Lygrisse  747 N, BIRLINGTON AVE, STE. G208	it is, to the best of my knowledge and belief, true, complete, and correct, and that I am CHARTER TITLE & ESCROW SERVICES, INC. 747 N. BURLINGTON AVE, STE. G208 (303) 358-0747	
=1	niee or Authorized Representative	
Register of Deeds' Us		Only
3 Yr. 24 \$ 74,50	30 Recogging Data SK 2024 1846	

Nebraska Department of Revenue
Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 Rev. 10-2020

9

Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327 (2) RQ 0109

State of Nebraska }ss.

Clerk's office of said county this a day of OCT A.D., 20 all, at 10:47 o'clock AM. Recorded in Book 2024 on Page 1846-1853

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-2-24
\$ 94.50 By 05

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

### WARRANTY DEED

estate married Ames, consideration Robertson, husband and wife, Jeanette Thousand and no/100 husband and Daniel (as person, M. defined ĭ. Luttrell, husband and received from GRANTEE Lygrisse, conveys wife; in Neb. to (\$42,000.00) and Travis ρ Rev. GRANTEE, single GRANTORS, Stat., wife; Joshua A. person; Robertson and Amanda the Dollars in Section Llars and other val **Lynneffess** F<del>nette</del> K. Lygrisse, following consideration Keith 76-201): <u>H</u> described Ames Luttrell valuable and 0f Forty-Cassey ρ rea and

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

GRANTORS GRANTEE that covenant (jointly and hat GRANTORS: severally, Н. Н more than one) with

- (1) are ĽS. free from lawfully encumbrances; seized 0 f such real estate and that 1+
- have same; legal power and lawful authority to convey the
- (3)warrant against the and will de lawful defend title ul claims of 0f all to persons. the real estate

EXECUTED 2024.

Daniel M. Lygrisse 6

STATE OF AJEBRASKA) ss.

COUNTY OF LEASIER

single person. The foregoing day of August instrument Was s acknowledged before me on to 2024, by Daniel M. Lygrisse, the ω

GENERAL NOTARY-State of Nebraska MICHELLE A. RATZLAFF My Comm. Exp. May 9, 2027

éanette Luttrell

COUNTY OF STATE OF MERCASKA WEBSTER SS.

The foregoing day of day of THUSHST instrument Was acknowledged before me on the 2024, by Jeanette M. Luttrell, ω

GENERAL NOTARY- State of Nebraska
MICHELLE A. RATZLAFF
My Comm. Exp. May 9, 2027

Luttrell

COUNTY OF GILLIANS STATE OF COLOROGO

ss.

The foregoing instruday of August instrument was acknowledged before me on 2024, by Keith E. Luttrell, on the

ρ

married person.

Notary Public

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

	The foregoing instrument way of Cassey Ames, Musband and Wife.	STATE OF ) SS:	The foregoing instrument value of M. Luttrell, hysband a	THIST C DOLLOCIT.	OF ) he foregoing instrument day of	STATE OF	Amanda Robertson	Casey Ames	Jeanette M. Luttrell	Daniel M. Lygrisse	EXECUTED Majust 9
Notary Public	was acknowledged before me on the , 2024, by Joshua A. Ames and	Nocary, Eurite	1 0	Notary Public	was acknowledged before me on the 2024, by Daniel M. Lygrisse, a			Travis Robertson	Jøshua A. Ames	Keith E. Luttrell	2024.

# California All-Purpose Acknowledgment

Civil Code § 1189

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

## STATE OF CALIFORNIA ) COUNTY OF SAN DIEGO)

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

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

WITNESS my hand and official seal

(Signature)

STEVEN SMITH
Notary Public - California
San Diego County
Commission # 2377829
My Comm. Expires Aug 29, 2025

# California All-Purpose Acknowledgment

Civil Code § 1189

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

STATE OF CALIFORNIA )
COUNTY OF SAN DIEGO)

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

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

WITNESS my hand and official seal.

(Signature)

STEVEN SMITH
Notary Public - California
San Diego County
Commission # 2372829
Aly Comm. Expires Aug 29, 202

Travis Robertson

STATE OF Colchado) ss.

The foregoing instruction day of Augus The instrument was acknowledged before me on 2024, by Travis Robertson, the മ

Shibomi-Y. Shah Notary Public

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

**Amanda** Robertson

STATE OF Colohado SS

COUNTY OF Adams

13 The foregoing instrumarried person. instrument was acknowledged before me 2024, by Amanda Robertso by Amanda Robertson, on the ω

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

Public

# Residential & Commercial Sales Worksheet

(Continue on book)				
				000164900
Comments:	Сош			Comments from
			P DEED	PERSONAL REP DEED
		ljustment:	Assessor Comments and Reason for Adjustment:	Assessor Comment
		ice (+ or -):	Assessor's Adjustment to Sale Price (+ or -):	Assessor's Adjus
			Juplex	(305) 🛘 Two Story Duplex
		(60)   Excellent	uplex	(304) ☐ One Story Duplex
(40)		(50) 🗷 Very Good		(309) 🗆 21/2 Story
(30) ☐ Above Average (30) ☐ Average	north de la company	(40) □ Good		(308) □ Split Level
(20) □ Average (20) □ Badly Worm		(30) Average	:	(307) 🗆 1 1/2 Story
ow (10		(20) □ Fair		(302)  Two Story
Cost Rank: Condition:		(10) □ Low		(301) □ One Story
(6)   □ Pole Frame		Residential Quality: 50		Townhouse or Duplex Style:
(5)   Metal Frame and Walls			District.	(106) □ Other
(4) ☐ Wood or Steel Framed Ext. Walls		(60) □ Excellent		(111) □ Bi-Level
(3)   Masomy Bearing Walls		(50) □ Very Good		(104) 🗆 1 1/2 Story
(2)   Reinforced Concrete Frame				(103) □ Split Level
13		(30) □ Average		(102) 🗷 Two Story
Commercial Construction Class:		(20) 🗷 Badly Worn		(101) □ One Story
Other2:		(10) 🗷 Worn Out		(100) □ Mobile Home
Commercial Occupancy Code:		Residential Condition: 15		Single Family Style: 102
Cost:	0	Cost: 251,950		
Floor Sq. Ft. :	16	Floor Sq. Ft. : 1,876		
Construction Date :	8(	Construction Date : 1908		
Multiple, Improvements.:		Multiple. Improvements.:	Multiple Improvements:	Mu
Commercial		Residential		
B) 01 C) 1 D) 1 E) 6 F) 2	A) 1 1	(RC)	RED CLOUD (R	Assessor Location:
Property Type Zoning Location City Size Parcel Size	Status	74,330	72,145	2,185
Date of Sale Property Classification Code		Total	Improvements	Land
00 0 10105 002 0000	4491	Value	Date of Sale Assessed $V$ alue	, D
Twn Rng Sect Qrt Subdiy Area Blk Parcel	GeoCde Tv	μ	183	000164900
Parcel Number		Useability & Code#	Sale Number	Location ID
91-0002 Affiliated: Unified:	Base: 91-	10/3/2024	24 1861	91 2024
School District Code		Sale Date	ok Page	Cnty No. Book

### NEBRASKA

Good Life. Great Service DEPARTMENT OF REVENUE

# Real Estate Transfer Statement

FORM

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

Nebraska Department of Revenue Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020 28 Date Deed Recorded here 20 Legal Description (Attach additional pages, if needed. 16 Does this conveyance divide a current parcel of land?

Yes No Phone Number
402 - \$79
Email Address
n/a 21 If agricultural, list total number of acres transferred in this transaction 18a No address assigned 14 What is the current market value of the real property? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) 11 Was ownership transferred in full? (If No, explain the division.) 5 Grantor's Name, Address, and Telephone (Please Print) 8 Type of Deed Street or Other Mailing Address 341 E 7th Ave 1 County Name 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. Grantor's Name (Seller)
Willie J. Mohlman, Pers Rep of Est of Thomas L. Mo. 10 Day 03 Yr. 2021 Red Cloud Address of Property 642 W 4th Avenue Total purchase price, including any liabilities assumed...... Cloud, Webster County, Nebraska Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Two (2), Platt's Addition to Red Red Cloud, NE 68970 50,000.00 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? (A) Status Buyer If yes, is the required affidavit attached to this filing? Yes Cemetery Bill of Sale Unimproved Improved Signature of Grantee or Authorized Representative Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Teresa Theobald

(402) Print or Type Name of Grantee or Authorized Representative ₹ No Webster - 91 No No Seller No Death Certificate – Transfer on Death Corrective Conservator 9053 The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed Single Family Brothers and Sisters Commercial Multi-Family Aunt or Uncle to Niece or Nephew Ex-spouse 18b Vacant land 10 Type of Transfer S Value of Stamp or Exempt Number Court Decree County Number Auction ☐ Yes Register of Deed's Use Only Recreational con Agricultural Industrial Exchange Mohlman, Dec Distribution Easement Executor No No Easement Distribution Parents and Child Family Corp., Partnership, or LLC Zip Code 68970 Grandparents and Grandchild Grantor Trust Gift Mineral Foreclosure Land Contract/Memo Lease (B) Property Type Closing Agent Mineral Interests-Producing Email Address n/a 30 Recording Data Phone Number City Red Cloud 19 Grantes 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Grantee's Name (Buyer) Arvin Bergman and Minuette Bergman 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer Street or Other Mailing Address 642 W 4th Avenue Mineral Interests-Nonproducing Name and Address of Person to Whom the Tax Statement Should be Sent Mo. 10 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) 

| Ves GTA Real Estate Grot No Partition Irrevocable Trust Life Estate 150c 12 Was real estate purchased for same use? (If No, state the intended use.) Day \_\_ 5038 S No Personal Rep. Partition Quit Claim Self Step-parent and Step-child Spouse \_Yr. 2024 d ✓ Sale Satisfaction of Contract Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Revocable Trust Sher...

Trust/Trustee

Warranty 088 4 Date of Deed Mo. 10 Exempt thorized by Neb. 22 State Assessed S 60 60 Other Other (Explain) Day Transfer on Death Other Stat. §§ 76-214, 77-1327(2) For Dept. Use Only 9/16/2024 Phone Number (402) 746-2246 50,000,00 50,000,00 Mobile Home Yes Yes 521 <u></u> Zip Code 68970 2024  $\widehat{\Omega}$ N N

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 03 day of Chibber A.D., 2031. at 3:10 o'clock — M. Recorded in Book 3321 SID-OD Having \_Comp\_ \_\_Assessor\_ \_County Clerk Oth Deputy

NEBRASKA DOCUMENTARY

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

## PERSONAL REPRESENTATIVE'S DEED

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

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

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

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

Executed , 2024.

Willie J. Mohlman, Personal Representative Personal

Representative

of the Estate of Thomas L. Mohlman , Deceased

STATE OF NEBRASKA

COUNTY OF WEBSTER

)ss

The foregoing instrument was acknowledged before me on <u>() Tober S</u>, Willie J. Mohlman, Personal Representative of the Estate of Thomas L. Mohlman,

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

Notary Public

# Residential & Commercial Sales Worksheet

(Continue on back)					
				000609600	1 1
	Comments:	Con			Comments from
					WD
Act of the state o			ljustment:	Assessor Comments and Reason for Adjustment:	Assessor Comment
			ice (+ or -):	Assessor's Adjustment to Sale Price (+ or -):	Assessor's Adju
(60) □ Excellent				Duplex	(305) ☐ Two Story Duplex
			(60) □ Excellent	Juplex	(304) ☐ One Story Duplex
High (40)	(40)		(50) □ Very Good		(309) 🗆 21/2 Story
Above Average (30) □	(30) 🗆		(40) 🖼 Good		(308) □ Split Level
Average (20) □	(20) 🗆		(30) □ Average		(307) 🗆 1 1/2 Story
Low (10) □ Worn Out	(10)		(20) □ Fair		(302) ☐ Two Story
Cost Rank: Condition:	Cost Ra		(10) 🗆 Low		(301) □ One Story
Pole Frame	(6) <b></b>		Residential Quality: 40	10000000000000000000000000000000000000	Townhouse or Duplex Style:
Metal Frame and Walls	(5)			y, Visio	(106) □ Other
	(4)		(60) □ Excellent		(111) □ Bi-Level
Masonry Bearing Walls	(3) 🗆		(50) □ Very Good		(104) 🗷 1 1/2 Story
Reinforced Concrete Frame	(2) 🗆		(40) □ Good		(103) □ Split Level
Fireproof Structural Steel Frame	(1)		(30) ★ Average		(102)   Two Story
Commercial Construction Class:	Comme		(20) 🖼 Badly Worn		(101) □ One Story
	Primary:		(10) Worn Out	ne	(100)   Mobile Home
Commercial Occupancy Code:	Comme	5	Residential Condition: 25	104	Single Family Style:
	Cost:	30	Cost: 204,630		
Ft.:	Floor Sq. Ft. :	9	Floor Sq. Ft.: 1,809		
ion Date:	Construction Date :	00	Construction Date : 1900	$\overline{}$	
Multiple. Improvements. :	Multiple.		Multiple. Improvements. :	Multiple Improvements:	ШМ
Commercial			Residential		
C) 1 D) 1 E) 7 F) 1	B) 01	A) 1	(GR)	GUIDE ROCK	Assessor Location:
pe Zoning Location City Size Parcel Size	Property Type	Status	76,700	73,445	3,255
Date of Sale Property Classification Code	Date of S		Total .	Improvements	Land
00 0 40010 007 0000		4487	Value	Date of Sale Assessed Value	D
Sect   Qrf   Subdiv   Area   Bik   Parcel	Twn Rng	GeoCde T	<b>H</b>	184	000609700
Parcel Number			Useability & Code#	Sale Number	Location ID
Affiliated: Unified:	65-0011	Base: 65-	10/3/2024	2024 1882	91 20
School District Code			Sale Date	ook Page	Cnty No. Book

## NEBRASKA

Good Life, Great Service,

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

FORM **521** 

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, and that I am duly authorized to sign this statement.  Kory McCracken  Print or Type Name of Grantee or Authorized Representative  Register of Deed's Use Only  Repartment of Revenue  Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020  Grantee — Retain a copy of this document for your records.	21 If agricultural, list total number of acres transferred in this transaction	Brothers and Sisters Grandparents and Child  14 What is the current market value of the real property?  53,750.00  16 Does this conveyance divide a current parcel of land?  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.)	Bill of Sale   Corrective   Easer     Cemetery   Death Certificate - Transfer on Death   Execution     Execution   Easer     Compared   Corrective   Easer     Cemetery   Death Certificate - Transfer on Death   Execution     Execution   Easer     Easer   Or ype of Transfer   Distribution     Easer   Distribution   Easer     Distribution   Easer     Easer   Court Decree   Exchanger     Easer   Easer     Court Decree   Exchanger     Court Decree   Exchanger     Easer   Easer     Court Decree   Exchanger     Easer   Court Dec	Is Industrial Industrial Agricultural Conservator	Tounty Name  1 County Name  Webster - 91  2 County Number  Webster - 91  3 Date of Sale/Transfer  Mo. 10 Day 02  5 Grantor's Name, Address, and Telephone (Please Print)  Grantor's Name (Seller) Aaron Giger  Street or Other Mailing Address 537 N Kansas St  City Guide Rock Phone Number (402) 984-6164  Email Address  Final Address  Final Address  Email Address  Email Address  A Date of Sale/Transfer  Mo. 10 Day 02  Grantee's Name (Buyer) Arla M. Delka  Street or Other Mailing A  525 E State St  City Guide Rock Phone Number (402) 257-7278  Email Address  Email Address
red this statement and that it is, to the best of my knowledge and belief, true, complete, and correct,    Attorney	22   \$   60,000,00   00	Grandparents and Grandchild Spouse  Parents and Child Step-parent and Step-child  15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  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  19 Name and Address of Person to Whom the Tax Statement Should be Sent  Same as Grantee	ment Lease Personal Rep. TrustTrustee  tor Mineral Quit Claim Warranty  ion Foreclosure Irrevocable Trust Revocable Trust Trustee  gift Gift State State State State Partition Satisfaction of Contract Other (Explain)  ge Grantor Trust Partition Satisfaction of Contract Other (Explain)  12 Was real estate purchased for same use? (If No, state the intended use.)  beneficiary relatives? (If Yes, check the appropriate box.)  Family Corp., Partnership, or LLC Self Other  Other  Other	State Assesse  Exempt	and items 1-27 are accurately completed.  3 Date of Sale/Transfer  Mo. 10  Day 03  Yr. 2024  4 Date of Deed  Mo. 10  Day 03  Yr. 2024  6 Grantee's Name, Address, and Telephone (Please Print)  Grantee's Name (Buyer)  Arla M. Delka  Street or Other Mailing Address  525 E State St  City City Phone Number (402) 257-7278  Is the grantee a 501(c)(3) organization?  Phone Number (402) 257-7278  Is the grantee a 509(a) foundation?  Phone Number (402) 257-7278  If Yes, is the grantee a 509(a) foundation?  Phone Number (402) 257-7278

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

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.

Entered on the numerical index and filed for record in the Clerk's office of said county this 4 day of 0.00 A.D., 2024, at 10.00 o'clock 1880, accorded in Book 2024 on Page 1882, on Page

Abbey tang State of Nebraska ss. County of Webster County Clerk
Deputy

\_Assessor\_

\_Carded\_ \_Deputy



## WARRANTY DEED

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

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

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.

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

- except roads and highways, easements and restrictions of record; (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;
- persons. (3) warrants and will defend title to the real estate against the lawful claims of all

Executed

Aaron Giger

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

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

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

Notary Public

### Agricultural Land Sales Worksheet

38,840	2.000	-	NOII-AG LOTAL	HONT	0,5,75		9	
			Y 10 10 10 10 10 10 10 10 10 10 10 10 10	N				Outhmilding
		#	Other		303,620		38	Dwellings
		m	Recreation					
25,000	1.000	S.	Home Sites		3,960	1.440	4D	7
13,840	1.000	SS	Farm Sites				4D1	41
	0.660	ls st	Roads				3D	[11]
26,830	13.240	L	AG LAND TOTAL	AGLA			3D1	31
		er	Other				2D	<b>L</b>
		हि	Waste		10,645	3.870	2D1	21
		m	Accretion				ĬĐ	
		er	Shelterbelt/Timber	St			ID1	DRYLAND II
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E) 0 F) 7	7 D) 3	0	в) 05	A) 1		Irrigation Type:	Irriga	
City Size Parcel Size	ing Location	pe   Zoning	Property Type	Status,	407,260	341,590		65,670
tion Code	Date of Sale Property Classification Code	šale Propo	Date of S		Total	Improvements	Jm.	Land
1 000 0000	4 00000	20 4	2 11	4371	/alue	Date of Sale Assessed Value	Date of S	
Area Blk Parcel	Ort Subdiv	Sect	Iwn Rng	GeoCde	1	185		001908601
	Parcel Number	Parc			Useability & Code#	Sale Number	Sal	Location ID
Unified:		Affiliated:	91-0002	Base: 9:	10/7/2024	1884	2024	91 2
	School District Code	School			Sale Date	Page	Book	Cnty No.

	***********	 _	_	**********	-	 	·	greensere.	g	
			001908601	Comments from Co				JTWD	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)	- Company			Comments:	To the second se					Total Recapture Value:



# Real Estate Transfer Statement 185

NEBRASKA
Good Life, Great Service.

FORM

The deed will not be recorded	• If additional space is ne
The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.	litional space is needed, add an attachment and identify the applicable item number.
	N 1000

Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	Nebraska Department of Revenue
30 Recording Data (3大 2034. た 1884	Mo. 10 Day 7 Yr. 34 \$ 1307. as
Only For Dept. Use Only	7
Title Date	<b>here</b> Signature of Grantee or Authorized Representative
antee	Sign
8/5-82/-5425 Phone Number	
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.	Under penalties of law, I declare that I have examined this statement and that I am duly authorized to sign this statement.
	27 If yes, is the required affidavit attached to this filing?
antary stamp tax, list the exemption number 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)	25 It 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.  Yes   V   No
tructions) 23 \$ 581,000,00	Lyes No (If Yes, enter dollar amount and attach itemized list.) (see ins 24 Adjusted purchase price paid for real estate (line 22 minus line 23)
22	22 Total purchase price, including any liabilities assumed
	21 If agricultural, list total number of acres transferred in this transaction
	20 Legal Description (Attach additional pages, if needed.) See Attached
	18a No address assigned 18b Vacant land
Grantee	
19 Name and Address of Person to Whom the Tax Statement Should be Sent	18 Address of Property 873 # Road
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)	16 Does this conveyance divide a current parcel of land?  Yes No
	14 What is the current market value of the real property? 581,000.00
	☐ Ex-spouse ☐ Parents and Child
Spouse	Brothers and Sisters
beneficiary relatives? (If Yes, check the appropriate box.)  Family Corp., Partnership, or LLC Self Other	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, Yes ✓ No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or
Yes No	Yes No
Grantor Irust Partition Satisfaction of Contract Other (Explain)  12 Was real estate purchased for same use? (If No, state the intended use.)	11 Was ownership transferred in full? (If No, explain the division.)
Life Estate Sale	Exchange) by buyer or seller?  Auction Easement Exchange) by buyer or seller?
MineralQuit ClaimWarranty  ForeclosureIrrevocable Trust Transfer on Death	Cemetery Death Certificate – Transfer on Death Executor  transfer part of IRS like- 10 Type of Transfer Distribution
ontract/Memo	Bill of Sale Corrective Easement
Mineral Interests-Nuripioducing State Assessed Moulle notine  Mineral Interests-Producing Exempt	Unimproved Multi-Family Agricultural
2	:
if property is also a mobile home.	7 Property Classification Number. Check one box in categories A and B. Check C if property is also a
	Email Address n/a
Is the grantee a 501(c)(3) organization?  If Yes, is the grantee a 509(a) foundation?	1 4202
State Zip Co NE 68970	City State Zip Code Red Cloud NE 68970
Street or Other Mailing Address 873-K-Road Rog & K	Street or Other Mailing Address P O Box 264
Grantee's Name (Buyer) Eric Marcure and Peggy Marcure	Grantor's Name (Seller) Dennis J. Hansen and Sally A. Hansen
Name, Address, and Telephone (Please Print)	
3 Date of Sale/Transfer 4 Date of Deed Mo. 10 Day 7 Yr. 2024 Mo. 10 Day 7 Yr. 2024	1 County Name  Webster - 91
The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.	
<ul> <li>If additional space is needed, add an attachment and identify the applicable item number.</li> </ul>	• If additional space is needed, add an attac

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 \{ SS.

NEBRASKA DOCUMENTARY
STAMP TAX
Date (0-7-24
\$ 1307.25 By \$\(D\)

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

## JOINT TENANCY WARRANTY DEED

common, the following described real estate (as defined in Neb. Rev. Stat. 76-201): Peggy Marcure, husband and wife, convey to Grantees, as joint tenants and not as tenants in DOLLAR (\$1.00) and other valuable consideration received from Grantees, Eric Marcure and Dennis J. Hansen and Sally A. Hansen, husband and wife, Grantors, in consideration of ONE

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 N89°48'02"E, parallel with said North line, for a distance of 800.00 feet to the point of 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. A tract of land located in the Northeast Quarter of Section 20, Township 2 North, Range 11 West of the 6<sup>th</sup> P.M., Webster County, Nebraska, being described as follows: Commencing at the Northeast corner of said Section 20; thence \$89°48'02"W (assumed bearing) on the

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

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

Executed

Ucto ber 7, 2024.

Dennis J. Hansen Sally A. Hanset

STATE OF NEBRASKA

COUNTY OF WEBSTER

) ss.

The foregoing instrument was acknowledged before me on October / Denmis J. Hansen and Sally A. Hansen, husband and wife.

2024 by

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

Notary Public

My commission expires: 8/27/2525

# Residential & Commercial Sales Worksheet

(Continue on back)	(Contin												
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						nts:	Comments:					m0.	Comments from
							CHILD	ይን	BETWEEN PARENT	PR; BETV	TION BY P	DISTRIBUTION BY	DEED OF
										ustment:	ason for Adji	Assessor Comments and Reason for Adjustment:	Assessor Co
									):	e (+ or -	to Sale Pric	Assessor's Adjustment to Sale Price (+ or -):	Assessor's
at	□ Excellent					1						Two Story Duplex	(305) □ Two
iood	□ Very Good	(50)					2,635		Excellent	(60) 🗆 Es	6	One Story Duplex	(304) □ One
	□ Good	(40)				(40)			Very Good	(50) 🗆 V	(*	2 1/2 Story	(309) 🗆 21/
ri	□ Average	(30)	<del>ў</del> е	Above Average	Above				Good	(40) 🗆 G	(2	Split Level	(308) □ Spli
Wom		(20)		₩ ₩	□ Average	- 1			Average		0	1 1/2 Story	(307) 🗆 1 1/.
Out	□ Wom Out	(10)			Low	(10)	*****		Fair	(20) 🗷 Fa	C	Two Story	(302) 🗆 Two
	Condition:	Cond			<b>II</b> :	Cost Rank:	32.55		Low	(10) 🗆 🗓	0	One Story	(301) 🗆 One
				rame	Pole Frame	(6)			Residential Quality: 20	esidential C	R	Townhouse or Duplex Style:	[ownhouse or
			Metal Frame and Walls	Frame		(5) 🗆						21	(106) 🗆 Other
	Walls	d Ext. V	Wood or Steel Framed Ext.	1 or Stee		( <del>4</del> )			Excellent	(60) 🗆 E	<u> </u>	Bi-Level	(111) 🗆 Bi-I
		lls	Masonry Bearing Walls	nry Bea		(3)			Very Good	(50) 🗆 V	0	1 1/2 Story	
		Frame	Reinforced Concrete Frame	orced C		(2)			Good	(40) 🗆 G	(C)	Split Level	(103) 🗆 Spli
	me	∌'∣	Fireproof Structural Steel Frame	coof Str	Firep	Ξ 🗆			Average	(30) □ A	0	Two Story	(102) 🗆 Two
			ion Cla	nstruct	rcial Co	Commercial Construction Class:	200		Badly Wom	(20) 🖼 B	(	One Story	(101) 🖼 One
	Other2:		Other1:	ဥ		Primary:			Worn Out	(10) 🗆 W	(	Mobile Home	(100) 🗆 Mo
			y Code:	cupano	rcial O	Commercial Occupancy Code:		)	Residential Condition: 20	esidential (		75%	Single Family Style:
						Cost:		20	87,620	Cost:		Building	
					Ft.:	Floor Sq. Ft. :		972	9'	Floor Sq. Ft. :	Floor: F		
				::	ion Date	Construction Date:	,	00	ate: 1900	Construction Date:	_	Constru	
				ments.:	Improve	Multiple. Improvements.			vements.:	Multiple. Improvements. :	I	Multiple Improvements:	
1		Commercial	Comm						Residential				
F) 1	E) 6	H	D)	1	9	01	В)	A) 1		)	CLOUD (RC)	RED	Assessor Location:
Parcel Size	City Size	0832	Location	Zoning	7.7	Property Type	Pro	Status	20,180		19,085	1,095	1
	Date of Sale Property Classification Code	ficatio	Classi	operty	Sale Pi	ate of :	Ī		Total	7	Improvements	Imp	Land
0000	002	0	10020	0	00			4371		alue .	Date of Sale Assessed Value	Date of Sa	
Parcel	ea Bik	v   Агеа	Subdiv	Qrt	Sect	Ring	Тип	GeoCde	05	4	186		000121600
			Parcel Number	arcel 1	P				Useability & Code#	Useabilit	Sale Number		Location ID
	Unified:	u		ıted:	Affiliated:	)02	91-0002	Base:	10/9/2024	10/	1904	2024	91
		ode	School District Code	ool Dis	Sch				Sale Date	Sa	Page	Book	Cnty No.

### NEBRASKA

Good Life. Great Service.

Real Estate Transfer Statement  $\mathcal{B}_{\mathcal{C}}$  To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the annulusation of the space is needed, add an attachment and identify the annulusation of the space is needed.

FORM **521** 

28 Date Deed Recorded  Mo. 10 Day 10 Yr. 24 \$ EXAMPT#   5  Nebraska Department of Revenue  Form No. 96-259-2008 7-2024 Rev. Supersedes 96-259-2008 10-2020  Grantee—Retain a copy of this of the control of the copy of this of the copy o	ent and th	21 If agricultural, list total number of acres transferred in this transaction  22 Total purchase price, including any liabilities assumed.  23 Was non-real property included in the purchase?  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  27 If yes, is the required affidavit attached to this filing? Yes No	E 68970  signed 18b □ Vacant land  ttach additional pages, if needed.)  Pd Lot's 20 ≈ 21, Block 2, Smith * M	14 What is the current market value of the real property?  20,180.00  16 Does this conveyance divide a current parcel of land?  17 Yes  18 Address of Property	Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives  ✓ Yes No Aunt or Uncle to Niece or Nephew Family Corp., Parents and Sisters  Ex-spouse  ✓ Parents and Chi	Bill of Sale Corrective Easement Easement Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or sellier? Buyer Sellier No Sellier Court Decree Exchange Grawmership transferred in full? (If No, explain the division.)	Commercial   Recreational   Check of the box in categories A and b. Check of the box	NE 68978	ame (Seller) S. Hollingshead, PR of the Est. of Priscilla J. Hollingshead her Mailing Address entral St State Zip Code	- 91 2 County Number d Telephone (Please Print)
er of Deed's Use Only  ampt Number  30 Recording Data  For Dept. Use Only  Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)  Retain a copy of this document for your records.	nat it is, to the best of my knowledge and belief, true, complete, and correct,  Phone Number  Attorney  Oate	ions)  22 \$ 0,00 23 \$ 0,00 24 \$ 0,00 26 \$ 0,00	as Grantee Addition to Red C	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  ☐ Yes ☑ No \$	check the appropriate box.)  LLC Self  Spouse  Step-parent and Step-cl	revocable Trust Sale fe Estate Satisfaction  12 Was real estate purchase	Gheriff	NE  Is the grantee a 501(c)(3) organization?  If Yes, is the grantee a 509(a) foundation?	Name (Buyer) S. Hollingshead and Christy ther Mailing Address Sentral St	3 Date of Sale/Transfer  Mo. 10 Day 09 Yr. 2024  Mo. 10 Day 09 Yr. 2024  6 Grantee's Name, Address, and Telephone (Please Print)

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 00 A.D., 20 24, at 4:48 o'clock 4.M. Recorded in Book 2034 on Page 1904 on Page 1-12 County Clerk

10,00 Concer Carded

10,00 Concern Carded

SECONDITION NEBRASKA DOCUMENTARY
STAMP TAX
to 10-10-24

#### PERSONAL REPRESENTATIVE DEED OF DISTRIBUTION

Christy A. Crafton, a married person, as joint tenants, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201): 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 Pamela S. Hollingshead, Personal Representative of the Estate of Priscilla J. Hollingshead,

Addition to Red Cloud, Webster Co, Nebraska, Lots Twenty (20) and Twenty-one (21), Block Two (2), Smith & Moore's

subject to easements and restrictions of record.

and lawful authority to convey and release the same. estate from said estate. GRANTOR covenants with GRANTEE that GRANTOR has legal power GRANTOR has determined that the GRANTEE is the person entitled to distribution of the real

ESTATE OF PRISCILLA J. HOLLINGSHEAD, DECEASED.

Pamela S. Hollingshead Personal Representative

STATE OF NEBRASKA, COUNTY OF WEBSTER) s.s.

S. Hollingshead, Personal Representative of the Estate of Priscilla J. Hollingshead, Deceased. The foregoing instrument was acknowledged before me on Abber 9, 2024, by Pamela

Comm. expires:

Notary Public