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Prepared By/Return To:  
Creative Planning Legal, P.A., 3400 College Blvd., Leawood, KS 66211 - 913-327-9455

TRUSTEE'S DEED

THIS DEED, Made and entered into this 24 day of February, 2017,  
by and between JEANNE A. MCCLEERY, TRUSTEE FOR THE JEANNE A.  
MCCLEERY REVOCABLE TRUST a/k/a JEANNE A. MCCLEERY TRUST DATED  
JANUARY 11, 2001, Grantor, of Pima County, State of Arizona, and MCCLEERY NE  
FARM 2 LLC, a Nebraska limited liability company, Grantee, of Pima County,  
State of Arizona.

Grantees' mailing address: 1967 West Ashbrook Drive, Tucson, AZ, 85704

WITNESSETH, That the Grantor, for and in consideration of the sum of One  
Dollar (\$1.00) and other valuable considerations paid by the Grantee, the receipt of  
which is hereby acknowledged, do by these presents CONVEY AND WARRANT unto the  
Grantee, the following described real estate, situated in the County of Cass, State of  
Nebraska, to-wit:

SEE ATTACHED EXHIBIT "A".

IN WITNESS WHEREOF, the Grantor has hereunto set its hands the day and  
year first above written.

MCCLEERY REVOCABLE TRUST

BY: Jeanne A. McCleery, Trustee  
JEANNE A. MCCLEERY, trustee

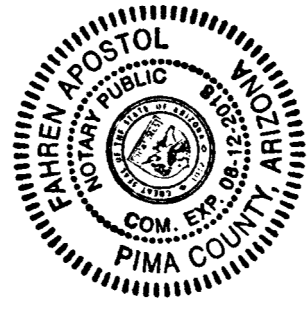
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STATE OF ARIZONA )  
 ) SS:  
COUNTY OF PIMA )

On this 21<sup>st</sup> day of FEBRUARY, 2017, before me personally appeared JEANNE A. MCCLEERY, TRUSTEE FOR THE JEANNE A. MCCLEERY REVOCABLE TRUST, to me known to be the persons who executed the foregoing instrument and acknowledged the execution of the same as her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the City of TUCSON, State of Arizona, the day and year first above written.



*Fahren Apostol*  
Notary Public

Exemption #4  
Documentary Stamp Tax Exempt due to Neb. Rev. Stat 76-902(5)(b) (2014)

*Jeanne A. McCleery*  
Jeanne A. McCleery

## EXHIBIT A

An undivided one-half (1/2) interest in the East Half of the Northeast Quarter (E1/2NE1/4) of Section 36, Township 10 North, Range 12, Cass County, Nebraska; except beginning at the Northeast corner of said Quarter Section; thence Southerly a distance of 2,649.59 feet along the East line of said Quarter Section; thence Westerly deflecting 090 degrees, 11 minutes, 42 seconds right, a distance of 71.89 feet along the South line of said Quarter Section; thence Northerly deflecting 088 degrees, 50 minutes, 12 seconds right, a distance of 306.38 feet; thence Northerly deflecting 002 degrees, 29 minutes, 50 seconds right, a distance of 550.20 feet; thence Northerly deflecting 004 degrees, 16 minutes, 27 seconds left, a distance of 951.07 feet; thence Northerly deflecting 010 degrees, 18 minutes, 24 seconds right, a distance of 302.65 feet; thence Northerly deflecting 007 degrees, 35 minutes, 41 seconds left, a distance of 542.94 feet; thence Easterly deflecting 089 degrees, 59 minutes, 03 seconds right, a distance of 68.43 feet along the North line of said Quarter Section to the point of beginning, containing 4.72 acres, more or less, which includes 2.73 acres, more or less previously occupied as public highway; subject to easements and restrictions of record.

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

1 County Name CASS - 13 2 County Number 1315 3 Date of Sale/Transfer Mo. 02 Day 21 Yr. 2017 4 Date of Deed Mo. 02 Day 21 Yr. 2017

5 Grantor's Name, Address, and Telephone (Please Print)  
Grantor's Name (Seller) McCleery NE Farm 2 LLC  
Please see attached  
Street or Other Mailing Address 1967 West Ashbrook Drive  
City Tucson State AZ Zip Code 85704  
Phone Number (520) 742-3810 Is the grantee a 501(c)(3) organization?  Yes  No  
Email Address \_\_\_\_\_ If Yes, is the grantee a 509(a) foundation?  Yes  No

6 Grantee's Name, Address, and Telephone (Please Print)  
Grantee's Name (Buyer) McCleery NE Farm 2 LLC  
Street or Other Mailing Address 1967 West Ashbrook Drive  
City Tucson State AZ Zip Code 85704  
Phone Number (520) 742-3810 Is the grantee a 501(c)(3) organization?  Yes  No  
Email Address \_\_\_\_\_ If Yes, is the grantee a 509(a) foundation?  Yes  No

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

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Distribution <input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

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

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  
 Yes  No  
 Yes  No  
 10 Type of Transfer  Distribution  Foreclosure  Irrevocable Trust  Revocable Trust  Transfer on Death  
 Auction  Easement  Gift  Life Estate  Sale  Trustee to Beneficiary  
 Court Decree  Exchange  Grantor Trust  Partition  Satisfaction of Contract  Other (Explain) To an LLC  
 11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No 12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No

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

14 What is the current market value of the real property?  
 \$ 342,716 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %  
 16 Does this conveyance divide a current parcel of land?  
 Yes  No

18 Address of Property  
 18a  No address assigned 18b  Vacant land  
 20 Legal Description

Please see attached  
 21 If agricultural, list total number of acres \_\_\_\_\_

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_  
 Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here **Katie Hazelitt**  
 Print or Type Name of Grantee or Authorized Representative  
 Signature of Grantee or Authorized Representative  
 Title Paralegal  
 Phone Number (913) 601-4832  
 Date 3-22-17

Register of Deed's Use Only  
 26 Date Deed Recorded Mo. 3 Day 27 Yr. 17 27 Value of Stamp or Exempt Number \$ Ex 4  
 28 Recording Data 113.221  
 For Dept. Use Only

## Real Estate Transfer Statement

### **5. Grantor's Name:**

Jeanne A. McCleery, Trustee for the Jeanne A. McCleery Revocable Trust a/k/a Jeanne A. McCleery Trust dated January 11, 2001

### **20. Legal Description:**

An undivided one-half (1/2) interest in the East Half of the Northeast Quarter (E1/2NE1/4) of Section 36, Township 10 North, Range 12, Cass County, Nebraska; except beginning at the Northeast corner of said Quarter Section; thence Southerly a distance of 2,649.59 feet along the East line of said Quarter Section; thence Westerly deflecting 090 degrees, 11 minutes, 42 seconds right, a distance of 71.89 feet along the South line of said Quarter Section; thence Northerly deflecting 088 degrees, 50 minutes, 12 seconds right, a distance of 306.38 feet; thence Northerly deflecting 002 degrees, 29 minutes, 50 seconds right, a distance of 550.20 feet; thence Northerly deflecting 004 degrees, 16 minutes, 27 seconds left, a distance of 951.07 feet; thence Northerly deflecting 010 degrees, 18 minutes, 24 seconds right, a distance of 302.65 feet; thence Northerly deflecting 007 degrees, 35 minutes, 41 seconds left, a distance of 542.94 feet; thence Easterly deflecting 089 degrees, 59 minutes, 03 seconds right, a distance of 68.43 feet along the North line of said Quarter Section to the point of beginning, containing 4.72 acres, more or less, which includes 2.73 acres, more or less previously occupied as public highway; subject to easements and restrictions of record.