

NEBRASKA DOCUMENTARY
STAMP TAX

APR 30 2013

\$ 547.20 BY AP

\$250

FILED
CASS COUNTY, NE.

2013 APR 30 AM 10:53

BOOK 22 PAGE 580

David John
REGISTRAR OF DEEDS

#2797 \$ 10.00

QUITCLAIM DEED

Jeanne A. McCleery, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from GRANTEE, Jeanne A. McCleery, Trustee for the Jeanne A. McCleery Revocable Trust, quitclaims to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

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.

Executed: Dec 17, 2012.

Jeanne A. McCleery
Jeanne A. McCleery

STATE OF ARIZONA)
) ss
COUNTY OF PIMA)

On this 17 day of December, 2012, before me, the undersigned, a Notary Public, personally came Jeanne A. McCleery, to me known to be the identical person whose name is affixed to the foregoing instrument and acknowledged the same to be her voluntary act and deed.

WITNESS my hand and notarial seal on the date above written.

Jennie Ruboyianes
Notary Public





Real Estate Transfer Statement

FORM 521

To be filed with the Register of Deeds. #2222
Read instructions on reverse side.

THE DEED WILL NOT BE RECORDED UNLESS THIS STATEMENT IS SIGNED AND ITEMS 1-25 ARE ACCURATELY COMPLETED

1 County Name CASS - 13 2 County Number 13 3 Date of Sale 11/1 Mo. 11 Day 17 Yr. 12 4 Date of Deed _____ Mo. _____ Day _____ Yr. _____

5 Grantor's Name, Address, and Telephone (Please Print)
 Grantor's Name (Seller) _____
 Jeanne A. McCleery
 Street or Other Mailing Address _____
 1967 West Ashbrook Dr.
 City _____ State _____ Zip Code _____
 Tucson AZ 85704

6 Grantee's Name, Address, and Telephone (Please Print)
 Grantee's Name (Buyer) _____
 Jeanne A. McCleery (Jeanne's Trust)
 Street or Other Mailing Address _____
 1967 West Ashbrook Dr.
 City _____ State _____ Zip Code _____
 Tucson AZ 85704

7 PROPERTY CLASSIFICATION NUMBER. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status (1) Improved (2) Unimproved (3) IOLL (4) Single Family (5) Multi-Family (6) Commercial (7) Mineral Interests-Nonproducing (8) Mineral Interests-Producing (9) State Assessed (10) Exempt (11) Mobile Home

(B) Property Type
 8 Type of Deed: Corrective, Sheriff, Conservator, Land Contract, Executor, Partition, Personal Rep., Bill of Sale, Cemetery, Other. 9 IRC § 1031 Exchange? (Was the transfer an IRS like-kind exchange?) Yes No

10 Type of Transfer: Sale, Auction, Gift, Exchange, Foreclosure, Life Estate, Revocable Trust, Irrevocable Trust, Court Decree, Partition, Satisfaction of Contract. 11 Was ownership transferred in full? (If No, explain the division.) Yes No

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes No
 Parents and Child Family Corporation, Partnership or LLC
 Grandparents and Grandchild Brothers and Sisters Aunt or Uncle to Niece or Nephew Other Grantor's Rev. Trust

14 What is the current market value of the real property? \$80,642

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

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

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

18 Address of Property
 No street address.
 Jeanne A. McCleery *cl*
 1967 West Ashbrook Dr.
 Tucson, AZ 85704
 US BANK NATIONAL ASSOCIATION
 Farm & Ranch Management
 233 South 13th Street, Suite 1012
 Lincoln, NE 68508

20 Legal Description
See attached.

21 If agricultural, list total number of acres 80.

22 Total purchase price, including any liabilities assumed

\$	22
\$	23
\$	24
\$	0.00

23 Was nonreal property included in the purchase? YES NO (if Yes, enter amount and attach itemized list)

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 4
 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.
 Jeanne A. McCleery
 Print or Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative *Jeanne A. McCleery* Telephone Number 520-742-3810
 Date 12/17/12

sign here

26 Date Deed Recorded _____ 27 Value of Stamp or Exempt Number 22 28 Deed Book 58D 29 Deed Page 30

Mo. 4 Day 30 Yr. 13 \$ EX 20

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