



Return To:  
Midwest Title Inc.  
10410 South 144th Street  
Omaha, NE 68138

**TRUSTEE'S DEED**  
**(Inter Vivos Trust)**

For the consideration of One Dollar and other good and valuable consideration,

Carol B. McDonald, Trustee of the Carol B. McDonald Trust Dated January 23, 2008, and any amendment thereto and Harley C. McDonald, Trustee of the Harley C. McDonald Trust Dated January 23, 2008, and any amendment thereto

hereby conveys to 20535 Fort, LLC, a Nebraska Limited Liability Company

The following described real estate in Douglas County, Nebraska, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to easements, covenants and restrictions of record, if any.

GRANTOR covenants with GRANTEE that GRANTOR:

1. is lawfully seized of such real estate and that it is free from encumbrances, except for and subject to those matters identified on EXHIBIT "B" attached hereto;
2. has legal power and lawful authority to convey the same;
3. warrants and will defend title to the real estate against any acts of the GRANTOR, but none other.

Executed: August 30, 2018

Carol B. McDonald, Trustee of the Carol B. McDonald Trust Dated January 23, 2008, and any amendment thereto

BY: Carol B. McDonald  
Carol B. McDonald  
Trustee

Harley C. McDonald, Trustee of the Harley C. McDonald Trust Dated January 23, 2008, and any amendment thereto

BY: Harley C. McDonald  
Harley C. McDonald  
Trustee

STATE OF FLORIDA

COUNTY OF BREVARD

The foregoing instrument was acknowledged to before me this the 30<sup>th</sup> day of August, 2018 by Carol B.

McDonald, Trustee of the Carol B. McDonald Trust Dated January 23, 2008, and any amendment thereto, as a voluntary act and deed and Harley C. McDonald, Trustee of the Harley C. McDonald Trust Dated January 23, 2008 and any amendment thereto, as a voluntary act and deed.

Notary Public: Kathryn M Miles  
My Commission Expires: 5/1/2020



**EXHIBIT "A"**

PART OF THE SE 1/4 OF SECTION 36, T16N, R10E OF THE 6<sup>TH</sup> P.M., DOUGLAS COUNTY, NEBRASKA,  
DESCRIBED AS FOLLOWS, COMMENCING AT THE NE CORNER OF SAID SE 1/4;

THENCE N89°57'40"W (ASSUMED BEARING) 79.00 FEET ON THE NORTH LINE OF SAID SE 1/4 TO THE  
POINT OF BEGINNING; SAID POINT BEING ON THE WEST LINE OF 204<sup>TH</sup> STREET;

THENCE S01°29'50"W 2029.35 FEET ON THE WEST LINE OF 204<sup>TH</sup> STREET;

THENCE S02°47'16"E 563.12 FEET ON THE WEST LINE OF 204<sup>TH</sup> STREET TO THE NORTH LINE OF FORT  
STREET;

THENCE N89°57'08"W 818.12 FEET ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH  
LINE OF SAID SE 1/4 AND ON THE NORTH LINE OF FORT STREET TO THE EAST LINE OF A TRACT OF LAND  
OWNED BY KENT MARTIN AND HEREINAFTER CALLED TRACT "A";

THENCE N01°19'17"W 383.55 FEET ON THE EAST LINE OF SAID TRACT "A" TO THE NE CORNER THEREOF;

THENCE S89°55'23"W 481.54 FEET ON THE NORTH LINE OF SAID TRACT "A" TO THE NW CORNER THEREOF;

THENCE S01°19'00"E 382.50 FEET ON THE WEST LINE OF SAID TRACT "A" TO A POINT 50.00 FEET NORTH  
OF THE SOUTH LINE OF SAID SE 1/4, SAID POINT BEING ON THE NORTH LINE OF FORT STREET;

THENCE N89°57'08"W 312.99 FEET ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH  
LINE OF SAID SE 1/4 AND ON THE NORTH LINE OF FORT STREET;

THENCE S00°02'52"W 17.00 FEET ON THE NORTH LINE OF FORT STREET;

THENCE N89°57'08"W 257.08 FEET ON A LINE 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH  
LINE OF SAID SE 1/4 AND ON THE NORTH LINE OF FORT STREET;

THENCE N00°03'01"E 182.00 FEET; THENCE N89°57'08"W 57.42 FEET;

THENCE N00°03'01"W 24.94 FEET; THENCE S89°56'59"E 290.00 FEET;

THENCE N00°03'01"E 724.97 FEET;

THENCE SOUTHEASTERLY ON A 560.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S85°34'08"E,  
CHORD DISTANCE 85.56 FEET, AN ARC DISTANCE OF 85.64 FEET;

THENCE S89°56'59"E 61.09 FEET;

THENCE NORTHEASTERLY ON AN 1100.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING  
N82°39'10"E, CHORD DISTANCE 283.26 FEET, AN ARC DISTANCE OF 284.05 FEET;

THENCE NORTHEASTERLY ON A 485.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING  
N76°43'02"E, CHORD DISTANCE 24.75 FEET, AN ARC DISTANCE OF 24.76 FEET;

THENCE N11°44'36"W 154.51 FEET; THENCE S77°42'38"W 115.01 FEET;

THENCE S82°17'16"W 67.89 FEET; THENCE S86°32'58"W 72.65 FEET;

THENCE S89°52'19"W 78.00 FEET; THENCE N85°14'54"W 74.07 FEET;

THENCE N77°05'28"W 143.43 FEET; THENCE N81°03'07"W 75.27 FEET;

THENCE N84°28'35"W 75.27 FEET; THENCE N87°54'04"W 28.21 FEET;

THENCE N02°31'40"E 130.82 FEET; THENCE N88°55'52"W 65.67 FEET;

THENCE N00°12'21"W 25.00 FEET;

THENCE SOUTHEASTERLY ON A 1380.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S83°32'23"E, CHORD DISTANCE 325.74 FEET, AN ARC DISTANCE OF 326.50 FEET;

THENCE S76°45'43"E 4.85 FEET;

THENCE SOUTHEASTERLY ON AN 800.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S79°53'33"E, CHORD DISTANCE 87.38 FEET, AN ARC DISTANCE OF 87.42 FEET;

THENCE N06°58'37"E 182.99 FEET; THENCE N43°20'43"W 21.17 FEET;

THENCE N38°46'22"E 161.66 FEET;

THENCE NORTHWESTERLY ON A 600.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N45°33'40"W, CHORD DISTANCE 118.48 FEET, AN ARC DISTANCE OF 118.67 FEET;

THENCE NORTHWESTERLY ON A 500.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N50°18'51"W, CHORD DISTANCE 180.85 FEET, AN ARC DISTANCE OF 181.85 FEET;

THENCE NORTHWESTERLY ON A 420.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N30°20'50"W, CHORD DISTANCE 424.89 FEET, AN ARC DISTANCE OF 445.48 FEET;

THENCE N00°02'20"E 477.62 FEET TO THE NORTH LINE OF SAID SE 1/4;

THENCE S89°57'40"E 1938.05 FEET ON THE NORTH LINE OF SAID SE 1/4 TO THE POINT OF BEGINNING.

CONTAINING 97.543 ACRES

NESE, NWSE, SESE, SWSE

TD2 PROJECT 2069-107(c)

AUGUST 29, 2018

**EXHIBIT "B"**

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey.
4. Any lien, or right to a lien, for services, labor or material heretofore, or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes, assessments or any other governmental charges which become due and payable or constitutes a lien in the year 2018 after the date of the policy and any subsequent years.
6. Easement, Dated January 18, 1961, Recorded March 23, 1961, Book 364, Page 190, Miscellaneous Records, Douglas County, Nebraska, wherein an easement is hereby granted to American Telephone and Telegraph Company, its successors and assigns, to construct, operate and maintain its facilities, together with the rights of ingress and egress upon, over and under a portion of the South ½ of Section 36, Township 16 North, Range 10 East of the 6<sup>th</sup> P.M. in Douglas County, Nebraska.
7. Any Notice of Code Violations, whether pending, issued or sent, but not recorded in the Office of the Register of Deeds of Douglas County, Nebraska, and any enforcement efforts thereon.
8. Farm Lease and Security Agreement (Crop Share) dated March 13, 2018, by and between Harley C. McDonald and A&T Farms c/o Tyler Nelson.
9. Custom Farming Agreement dated December 12, 2017, by and between Harley C. McDonald and Tim Shanahan.