



Recording Requested by:
First American Title Insurance Agency, Inc.

DATE/TIME: 03/30/2010 1621
FEE: \$16.00
PAGES: 4
FEE NUMBER: 2010-030008

When recorded mail to:
John L. Cramer
5337 South Cassia Road
Gold Canyon, AZ 85118



WARRANTY DEED

Escrow No. **240-5282974 (ckm)**

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

Denise M. Carlson, as Successor Trustee of The Imogene F. McGuire Revocable Trust, dated October 16, 2003, the GRANTOR does hereby convey to

John L. Cramer and Carol S. McManus, husband and wife, the GRANTEE

The following described real property situate in **Pinal** County, **Arizona** with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee:

Lot 56, IRONWOOD AT MOUNTAINBROOK VILLAGE, according to Cabinet B, Slide 21, records of Pinal County, Arizona.

EXCEPT 1/16th of all oil, gases, and other hydrocarbon substances, coal, stone, metals, minerals, fossils and fertilizers of every name and description and except all materials which may be essential to production of fissionable material as reserved in Arizona Revised Statutes.

Pursuant to ARS 33-404, Beneficiaries names and addresses under said trust(s) are disclosed in Trust Certification(s) attached hereto.

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR does warrant the title against all persons whomsoever, subject to the matters set forth above.

DATED: March 17, 2010

SEE ACCEPTANCE ATTACHED HERETO

AND BY REFERENCE MADE A PART HEREOF.

The Imogene F. McGuire Revocable Trust,
dated October 16, 2003

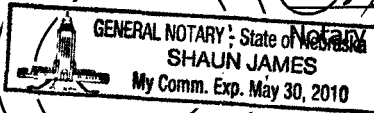
Denise M. Carlson Successor Trustee
Denise M. Carlson, Successor Trustee

STATE OF Nebaska)
County of Douglas)ss.

On March 19, 2010, before me, the undersigned Notary Public, personally appeared **Denise M. Carlson, as Successor Trustee of The Imogene F. McGuire Revocable Trust**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:



FILED
MAR 23 2010
DOUGLAS COUNTY
NEBRASKA

File No.: 240-5282974 (ckm)
A.P.N.: 104-77-0560 1

Warranty Deed - continued

TRUST CERTIFICATION

March 17, 2010

First American Title Insurance Agency, Inc.
6877 South Kings Ranch Road, Suite 5
Gold Canyon, AZ 85118

RE: Escrow No. 240-5282974

The undersigned, being the ^{Successor} Trustee(s) of the The Imogene F. McGuire Revocable Trust, do(es) hereby certify that as of this date said Trust Agreement is in full force and effect and has not been amended, modified or revoked.

The names and addresses of the beneficiaries of the trust, which must be disclosed on the deed, are as follows:

NAME:

Denise M. Carlson

ADDRESS:

20020 Farnam Street Elkhorn, NE 68022

NAME:

ADDRESS:

NAME:

ADDRESS:

The Imogene F. McGuire Revocable Trust

Denise M. Carlson Successor Trustee

Denise M. Carlson, Successor Trustee

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL NUMBER(S) (primary parcel number):
 Primary Parcel: 104-77-0560 1

BOOK MAP PARCEL SPLIT LETTER

Does this sale include any parcels that are being split / divided?
 Check one: Yes No

How many parcels, other than the Primary Parcel, are included in this sale?
 Please list the additional parcels below (no more than four):
 (1) _____ (3) _____
 (2) _____ (4) _____

ank

COUNTY OF RECORDATION: PINAL
 FEE NO: 2010-030008
 RECORD DATE: 03/30/2010

validation Codes:
 (e) ASSESSOR: _____ (f) DOR _____

ASSESSOR'S USE ONLY

Verify Primary Parcel in Item 1: _____ - _____ - _____
 Use Code: _____ Full Cash Value: \$ _____

2. SELLER'S NAME AND ADDRESS:
The Imogene F. McGuire Revocable Trust
20020 Farnham Street
Elkhorn, NE 68022

3. (a) BUYER'S NAME AND ADDRESS:
John L. Cramer and Carol S. McManus
5337 South Cassia Road
Gold Canyon, AZ 85118

(b) Are the Buyer and Seller related: Yes _____ No
 If yes, state relationship: _____

4. ADDRESS OF PROPERTY:
5337 South Cassia Road
Gold Canyon, AZ 85118

5. MAIL TAX BILL TO:
John L. Cramer and Carol S. McManus
5337 South Cassia Road
Gold Canyon, AZ 85118

6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**

a Vacant Land f Commercial or Industrial Use
 b Single Family Residence g Agricultural
 c Condo or Townhouse h Mobile or Manufactured Home
 d 2-4 Plex i Other Use, Specify: _____
 e Apartment Building

7. RESIDENTIAL BUYER'S USE: If you checked **b, c, d, or h** in Item 6 above, please check **one** of the following:
 To be occupied by owner or "family member."
 To be rented to someone other than "family member."

See reverse side for definition of a "family member."

8. NUMBER OF UNITS: _____
 For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

a. Warranty Deed d Contract or Agreement
 b. Special Warranty Deed e Quit Claim Deed
 c. Joint Tenancy Deed f. Other

11. SALE PRICE: 257,500.00 00
 12. DATE OF SALE (Numeric Digits): _____ / _____ / _____
 Month Year
 (For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 115,875.00 00

14. METHOD OF FINANCING: e. New loan(s) from Financial institution:

a. Cash (100% of Sale Price) (1) Conventional
 b. Exchange or trade (2) VA
 c. Assumption of existing loan(s) (3) FHA
 d. Seller Loan (Carryback) f. Other financing; Specify: _____

15. PERSONAL PROPERTY (see reverse side for definition):
 (a) Did the Sale Price in Item #11 include Personal Property that Impacted the Sale Price by 5% or more? Yes _____ No
 (b) If Yes, provide the dollar amount of the Personal Property:
 \$ 0.00 00 AND
 briefly describe the Personal Property: _____

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
First American Title Insurance Agency, Inc.
6877 South Kings Ranch Road, Suite 5
Gold Canyon, AZ 85118
240-5282974 (ckm) Phone: (480)288-0883

18. LEGAL DESCRIPTION (attach copy if necessary):
 Lot 56, of IRONWOOD AT MOUNTAINBROOK VILLAGE (Cabinet B / Slide 21)

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Denise M. Cramer, Successor Trustee
 Signature of Seller/Agent
 State of Nebr., County of Douglas
 Subscribed and sworn to before me on this 19th day of March 2010
 Notary Public Shaun James
 Notary Expiration Date _____

John L. Cramer
 Signature of Buyer/Agent
 State of Illinois, County of Cook
 Subscribed and sworn to before me on this 20th day of March 2010
 Notary Public Monika M. Luhn
 Notary Expiration 08/27/2012
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