

86

3725 So 114 Ave
68144

KNOW ALL MEN BY THESE PRESENTS:

THAT I, William H. Coates, a member of the Nebraska State Bar Association, Trustee upon the Deed of Trust made and entered into on or about September 30, 1985 by and between Joseph R. Warnick, Gerald S. Boeckman, James F. Scherer, Alan C. Brown, James O. Koller, Patricia Koller and Warnick Properties III Limited Partnership, a Nebraska limited partnership as "Trustor" and James M. Rothenberg, Regina L. Rothenberg, Dale A. Rahn and H. Steven Rothenberg, Beneficiary, which Deed of Trust was recorded on the 1st day of October, 1985 in Book 2844 at Page 30 in the office of the Register of Deeds of Douglas County, Nebraska, herein called the Grantor, in consideration of one and 1/400 Dollars (\$1.25) and other valuable consideration, received from Grantee, does hereby grant, bargain, sell, convey and confirm unto James M. Rothenberg, Trustee herein called the Grantee, the following described property in Douglas County, Nebraska:

The East 54 feet of the South 155.50 feet of the North 270 feet of Lot 9, in Block 4, Park Place, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska.

AND

Lot 6, in Block 2, in Brennan Place, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereunto belonging unto the Grantee and to Grantee's heirs and assigns forever.

And the Grantor does hereby covenant with the Grantee and with the Grantee's heirs and assigns:

1) That the Trustors failed to pay the beneficiary payments which were contractually due and the Grantor at the request of the beneficiary elected to declare the entire unpaid balance, together with interest thereon at once immediately due and payable;

2) That a Notice of Default was filed by Grantor on August 15, 1986 in Book 785 Page 726 in the office of the Register of Deed of Douglas County, Nebraska. That a copy of the Notice of Default was duly served upon the Trustor by certified mail, postage prepaid on or about August 20, 1986.

3) That Grantor published notice of the Trustee's Sale held on October 24, 1986 at 10:00 a.m. on the first floor outside the Jury Assembly Room in the Hall of Justice in the City of Omaha, Douglas County, Nebraska, which notice was published in the Daily Record once a week for five consecutive weeks commencing on September 16, 1986 and ending on October 14, 1986. The last publication of notice was at least 10 days prior to the Trustee's Sale held on October 24, 1986. Notice of the Trustee's Sale was duly served upon the Trustor by certified mail, postage prepaid on or about September 18, 1986.

4) Grantor conducted the sale of the real property at public auction on October 24, 1986 at 10:00 a.m. outside the Jury Assembly Room in the Hall of Justice in the City of Omaha, Douglas County, Nebraska. Grantor accepted the bid of Grantee as the highest bid upon said real property. Grantor has complied with the requirements of Neb. Statute Section 76-1001 through Section 76-1018 R.R.S., 1981 as amended, in the exercise of the sale of the real property described herein, at the Trustee's Sale held on October 24, 1986.

This Deed shall operate to convey to the Grantee, without right of redemption, the Grantor's title and all right, title, interest and claim of the Trustors and their successors in interest and of all persons claiming by, through or under them, in and to the property sold, including all such right, title, interest and claim and to such property acquired by the Trustors or their successors in interest subsequent to the execution of the Trust Deed.

This Deed is subject to easements, restrictions or encumbrances of record which Grantor is not entitled to convey pursuant to Neb. Statute 76-1001 through 76-1018 R.R.S. 1981 as amended.

Dated this 24th day of October, 1986.

William H. Coates

William H. Coates, Attorney at Law, Trustee

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

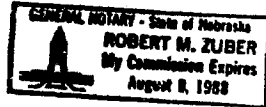
On this 24th day of October, 1986 before me, the undersigned, a Notary Public, duly commissioned and qualified for in said county, personally came WILLIAM H. COATES, Attorney at Law, Trustee, known to me to be the identical person who executed the foregoing estimate and he acknowledged the execution thereof to be his voluntary act and deed.

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Witness my hand and notarial seal the day and year last above written.

Robert M. Zuber

Notary Public



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| BK | 1790 | N | 148 | CD | FEE | 16.00 |
| PG | 414-416 | N | 53A/53 | DEL | N | MC |
| OF | Deed | COMP | ICFJB | 11-29-80 | | |

RECEIVED
 1986 OCT 24 PM 12:18
 GEORGE J. DUGLEWICZ
 REGISTER OF DEEDS
 DOUGLAS COUNTY, NEBR.

13200 Deed H

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