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SUBMITTED NEBRASKA TITLE COMPANY-LIN

FILED SARPY CO. NE.  
INSTRUMENT NUMBER

**2015-06701**

2015 Mar 30 04:07:31 PM

*Sheryl J. Doubling*

REGISTER OF DEEDS



After recordation, return this instrument to:

**PARTIAL DEED OF RECONVEYANCE  
AND PARTIAL RELEASE OF ASSIGNMENT OF RENTS**

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, Southroads Shopping Center Limited Liability Company, a Nebraska limited liability company, executed and delivered to Omaha State Bank n/k/a Core Bank, as Trustee, Beneficiary and Assignee ("Lender") those certain deeds of trust and assignments of rents more particularly described on Exhibit "A" attached hereto (the "Liens") which were recorded against the real estate more particularly described on Exhibit "B" attached hereto (the "Trust Property"), which Trust Property included the real estate depicted on Exhibit "C" attached hereto and designated as Lot 3 (the "Release Property"); and

WHEREAS, Lender desires to release and reconvey the Liens on the Release Property.

NOW THEREFORE, the undersigned, as Trustee, Beneficiary and Assignee under the Liens, hereby remises, releases and quitclaims unto the present owner or owners, without warranty, all of the estate and interest of the undersigned in and to the Release Property, but in and to the Release Property only, retaining and preserving the Liens, however, as to all of the remainder of the Trust Property.

IN WITNESS WHEREOF, the undersigned has executed these presents on this 30 day of <sup>March</sup>~~February~~, 2015.

Core Bank, f/k/a Omaha State Bank

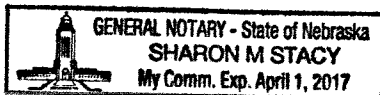
By

*[Signature]*  
Name: John C. Sorrell  
Title: President & CEO

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF DOUGLAS    )

The foregoing Partial Deed of Reconveyance was acknowledged before me on this 30 day of March, 2015, by John C. Sorrell, President & CEO of Core Bank f/k/a Omaha State Bank, known to me to be the identical person who signed the foregoing instrument and acknowledged the execution thereof to be his/her voluntary act and deed and the voluntary act and deed of said bank.

[SEAL]



*Sharon M. Stacy*  
Notary Public

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EXHIBIT "A"

Liens

- y) Deed of Trust executed by Southroads Shopping Center Limited Liability Company; A Delaware Limited Liability Company, Trustor to Omaha State Bank, Trustee and Beneficiary, in the stated amount of \$2,612,971.82, dated December 26, 2006, recorded January 17, 2007, as Inst. No. 2007-01736; Consent by Lessor of Real Property recorded January 17, 2007 as Inst. No. 2007-01734; records of Sarpy County, Nebraska.
- z) Assignment of Rents executed by Southroads Shopping Center Limited Liability Company; A Delaware Limited Liability Company to Omaha State Bank, dated December 26, 2006, recorded January 17, 2007, as Inst. No. 2007-01736; records of Sarpy County, Nebraska.
- aa) Construction Security Agreement Construction Deed of Trust executed by Southroads Shopping Center Limited Liability Company; A Delaware Limited Liability Company, Trustor to Omaha State Bank, Trustee and Beneficiary, in the stated amount of \$4,440,000.00, dated February 1, 2008, recorded February 20, 2008, as Inst. No. 2008-04529; Re-filed March 10, 2008 to correct legal description as Inst. No. 2008-06336; Consent by Lessor of Real Property, recorded March 26, 2008 as Inst. No. 2008-08240; records of Sarpy County, Nebraska.
- bb) Assignment of Rents executed by Southroads Shopping Center Limited Liability Company; A Delaware Limited Liability Company to Omaha State Bank, dated February 1, 2008, recorded February 20, 2008, as Inst. No. 2008-04531; Re-filed March 10, 2008 to correct legal description as Inst. No. 2008-06338; records of Sarpy County, Nebraska.
- cc) Deed of Trust executed by Southroads Shopping Center Limited Liability Company; A Delaware Limited Liability Company, Trustor to Omaha State Bank, Trustee and Beneficiary, in the stated amount of \$1,000,000.00, dated November 12, 2008, recorded November 19, 2008, as Inst. No. 2008-31353; Consent by Lessor of Real Property, recorded January 22, 2009 as Inst. No. 2009-01433; records of Sarpy County, Nebraska.
- dd) Assignment of Rents executed by Southroads Shopping Center Limited Liability Company; A Delaware Limited Liability Company to Omaha State Bank, dated November 12, 2008, recorded November 19, 2008, as Inst. No. 2008-31354; records of Sarpy County, Nebraska.
- ee) Deed of Trust executed by Southroads Shopping Center Limited Liability Company; A Delaware Limited Liability Company, Trustor to Omaha State Bank, Trustee and Beneficiary, in the stated amount of \$2,612,971.82, dated May 23, 2011, recorded May 24, 2011, as Inst. No. 2011-13065; records of Sarpy County, Nebraska.
- ff) Assignment of Rents executed by Southroads Shopping Center Limited Liability Company; A Delaware Limited Liability Company to Omaha State Bank, dated May 23, 2011, recorded May 24, 2011, as Inst. No. 2011-13066; records of Sarpy County, Nebraska.
- gg) Deed of Trust executed by Southroads Shopping Center Limited Liability Company; A Delaware Limited Liability Company, Trustor to Omaha State Bank, Trustee and Beneficiary, in the stated amount of \$4,440,000.00, dated May 23, 2011, recorded May 24, 2011, as Inst. No. 2011-13067; records of Sarpy County, Nebraska.
- hh) Assignment of Rents executed by Southroads Shopping Center Limited Liability Company; A Delaware Limited Liability Company to Omaha State Bank, dated May 23, 2011, recorded May 24, 2011, as Inst. No. 2011-13068; records of Sarpy County, Nebraska.

- ii) Deed of Trust executed by Southroads Shopping Center Limited Liability Company; A Delaware Limited Liability Company, Trustor to Omaha State Bank, Trustee and Beneficiary, in the stated amount of \$1,000,000.00, dated May 23, 2011, recorded May 26, 2011, as Inst. No. 2011-13092; records of Sarpy County, Nebraska.**
- iii) Assignment of Rents executed by Southroads Shopping Center Limited Liability Company; A Delaware Limited Liability Company to Omaha State Bank, dated May 23, 2011, recorded May 26, 2011, as Inst. No. 2011-13093; records of Sarpy County, Nebraska.**

**EXHIBIT "B"**  
**Trust Property**

The land referred to herein is described as follows:

A tract of land lying wholly within the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Fourteen (14), Township Fourteen (14) North, Range Thirteen (13) East of the 6th P.M., Sarpy County, Nebraska, containing the following parcels of land: All of Lots 2C1A, 2C1B, 2C2, 3, 4A2, 4A2B, 4C, 5A, 5A2, 5C, 6A1A1, 6A1A2, 6A1A3, 6B, 7A1, 7B, 8A, 8A1, 8A2, 8A3, 8C, and 8D, of Clinton's Subdivision in said Section Fourteen (14), all of tax lots F2B1B1, F2B1B2, and G4 in said Section Fourteen (14), all of Lots Seven (7) and Ten (10), part of Lots Eleven (11) and Twelve (12) of Lawndale Subdivision in said Section Fourteen (14), all of Lots One (1) and Two (2) and part of Lots Three (3), Six (6) and Seven (7) of Jull's Subdivision in said Section Fourteen (14), also portions of vacated Prairie Avenue. Said tract of land is more particularly described as follows:

Beginning at the point of intersection of the Northerly right of way line of Child's Road and the Southwesterly right of way line of Prairie Avenue; thence South 00 degrees 00 minutes 00 seconds West (Assumed) along the Northerly right of way line of Child's Road a distance of 1,099.18 feet to a point on the Easterly right of way line of State Highway No. 73 and 75; thence North 15 degrees 18 minutes 00 seconds West along the Easterly right of way line of State Highway No. 73 and 75 a distance of 488.69 feet to a point; thence in a Northwesterly direction along the right of way line of State Highway Nos. 73 and 75 and said right of way line being on a curve to the left, and said curve having a radius of 2,914.9 feet, a distance of 462.92 feet to a point on the Southerly right of way line of Brewster Road; thence North 73 degrees 25 minutes 50 seconds East along the Southerly right of way line of Brewster Road a distance of 664.09 feet to a point; thence North 69 degrees 00 minutes 48 seconds East continuing along the Southerly right of way line of Brewster Road a distance of 354.84 feet to a point on the Westerly right of way line of vacated Prairie Avenue; thence North 76 degrees 10 minutes 04 seconds East a distance of 20.62 feet to a point on the centerline of vacated Prairie Avenue; thence South 00 degrees 15 minutes 54 seconds West along the centerline of vacated Prairie Avenue a distance of 134.97 feet to a point; thence South 89 degrees 44 minutes 06 seconds East a distance of 20.00 feet to a point on the Easterly right of way line of vacated Prairie Avenue; thence South 88 degrees 38 minutes 21 seconds East a distance of 185.13 feet to a point; thence North 87 degrees 18 minutes 39 seconds East a distance of 75.56 feet to a point; thence North 87 degrees 18 minutes 39 seconds East a distance of 82.60 feet to a point; thence South 00 degrees 15 minutes 39 seconds West a distance of 71.70 feet to a point; thence North 89 degrees 42 minutes 21 seconds West a distance of 37.66 feet to the Northeast corner of Lot 7 of Lawndale Subdivision; thence South 00 degrees 16 minutes 07 seconds West along the Easterly line of Lots 7 and 10 and the Easterly line of Lots 7 and 10 extended South a distance of 610.98 feet to a point on the Southerly line of Lot 12 of Lawndale Subdivision; thence North 89 degrees 45 minutes 09 seconds West a distance of 29.54 feet to the Southwest corner of Lot 12 of Lawndale Subdivision; thence South 55 degrees 04 minutes 07 seconds West a distance of 15.00 feet to a point on the centerline of vacated Prairie Avenue; thence South 34 degrees 55 minutes 53 seconds East along the centerline of vacated Prairie Avenue a distance of 349.00 feet to a point; thence South 10 degrees 19 minutes 33 seconds East a distance of 36.03 feet to the point of beginning.

**EXHIBIT "C"**  
**Release Property**

