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GEORGE J. BUCKLEWICZ
REGISTRAR OF DEEDS
DOUGLAS COUNTY, NE

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ASSIGNMENT OF DEED OF TRUST

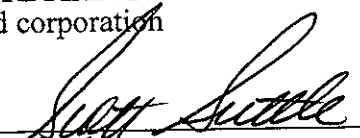
**HOWARD STREET APARTMENTS
DOUGLAS COUNTY, NEBRASKA
FNMA MBS/DUS Pool No.073941**

FOR VALUE RECEIVED, and for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **THE PATRICIAN FINANCIAL COMPANY**, a Maryland corporation (the "Assignor"), does hereby sell, assign, transfer, set over and deliver unto the **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, a corporation organized and existing under the laws of the United States, its successors and assigns (the "Assignee"), all of its right, title and interest in, to and under the following:

That certain Multifamily Deed of Trust, Assignment of Rents and Security Agreement from **VANN PROPERTIES GENERAL PARTNERSHIP**, a Nebraska general partnership (the "Borrower"), to **THE PATRICIAN FINANCIAL COMPANY**, a Maryland corporation (as the "Lender" therein), dated as of even date herewith, and recorded on the same date as this Assignment is recorded, in the Records of Douglas County, Nebraska, at Book 4895, Page 263 describing certain real estate located in Omaha, Nebraska, and more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Deed of Trust"). The Deed of Trust secures a certain Multifamily Note dated as of even date herewith, from the Borrower to the Lender in the original principal amount of Two Million Two Hundred Fifty-Nine Thousand and No/100ths Dollars (\$2,259,000.00), which Multifamily Note has also been endorsed and delivered this date from the Assignor to the Assignee.

IN WITNESS WHEREOF, the Assignor has, as of this 27th day of December, 1996, caused this Assignment of Deed of Trust to be executed, acknowledged and delivered on its behalf by its duly authorized officer.

ASSIGNOR:
THE PATRICIAN FINANCIAL COMPANY
a Maryland corporation

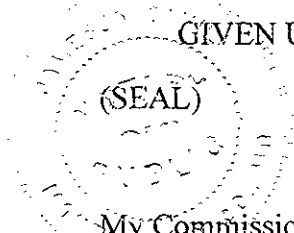
By: 
Scott Suttle
Vice President

CORPORATE ACKNOWLEDGMENT

STATE OF MARYLAND)
) ss:
COUNTY OF MONTGOMERY)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **SCOTT SUTTLE**, the Vice President of **THE PATRICIAN FINANCIAL COMPANY**, the corporation that executed the foregoing instrument, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27th day of December, 1996.



James Cadell

Notary Public in and for
Montgomery County, Maryland

My Commission Expires 3/21/99

IMPRINTED SEAL
REGISTER OF DEEDS

Attachment:
Exhibit "A" - Legal Description

**THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING SHOULD
PLEASE BE RETURNED TO:**

John E. Vihstadt, Esq.
Krooth & Altman
1850 M Street, N.W., Suite 400
Washington, D.C. 20036

EXHIBIT A

PARCEL 1:

A tract of land located in the Northwest Quarter of the Southeast Quarter of Section 23, Township 15 North, Range 12 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, more particularly described as follows:

Commencing at the point of intersection of the East right-of-way line of 76th Street and the North right-of-way line of Howard Street; thence North 90°00'00" East, (assumed bearing), along said North right-of-way line of Howard Street, a distance of 164.76 feet, to the Point of Beginning; thence North 00°06'16" East, a distance of 357.25 feet, to a point on the Southwesterly bank of the Little Papillion Creek; thence , along said Southwesterly bank of the Little Papillion Creek, on the following described courses; thence Southeasterly, on a curve to the left with a radius of 1,082.71 feet, a distance of 91.97 feet, said curve having a long chord which bears South 45°38'02" East, a distance of 91.94 feet; thence South 48°04'02" East, a distance of 82.52 feet; thence North 42°20'07" East, a distance of 2.64 feet; thence Southeasterly, on curve to the right with a radius of 593.63 feet, a distance of 74.31 feet, said curve having a long chord which bears South 44°28'51" East, a distance of 74.26 feet, to a point on the West line of Lot 10, West Pacific Commercial, a subdivision located in said West Half of the Southeast Quarter of Section 23; thence South 00°10'42" West, along said West line of Lot 10, West Pacific Commercial, a distance of 186.78 feet, to a point on said North right-of-way line of Howard Street; thence North 90°00'00" West along said North right-of-way line of Howard Street, a distance of 181.00 feet, to the Point of Beginning.

Together with beneficial easement for ingress, egress and parking over the Southeasterly 12.5 feet of property adjoining on the North, as set forth in instrument filed May 26, 1970 in Book 1410 at Page 13.

INFORMATIONAL NOTE: Above property is identified by Tax Key No. 3210-0007-01.

PARCEL 2:

A tract of land located in the Northwest Quarter of the Southeast Quarter of Section 23, Township 15 North, Range 12 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, more particularly described as follows:

Beginning at the point of intersection of the East right-of-way line of 76th Street and the North right-of-way line of Howard Street; thence North 00°06'16" East, (assumed bearing), along said East right-of-way line of 76th Street and the East line of West Pacific Terrace, a subdivision located in said West Half of the Southeast Quarter of Section 23, a distance of 585.67 feet, to a point on the Southwesterly bank of the Little Papillion

Creek; thence South 28°18'04" East, along said Southwesterly bank of the Little Papillion Creek, a distance of 0.65 feet; thence Southeasterly, along said Southwesterly bank of the Little Papillion Creek, on a curve to the left with a radius of 1,082.71 feet, a distance of 281.55 feet, said curve having a long chord which bears South 35°45'03" East, a distance of 280.76 feet; thence South 00°06'16" West, a distance of 357.25 feet, to a point on the said North right-of-way line of Howard Street; thence North 90°00'00" West, along said North right-of-way line of Howard Street, a distance of 164.76 feet, to the Point of Beginning.

Together with beneficial easement for ingress, egress and parking over the Southeasterly 12.5 feet of property adjoining on the North, as set forth in instrument filed May 26, 1970 in Book 1410 at Page 13.

INFORMATIONAL NOTE: Above property is identified by Tax Key No. 3210-0008-01.