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GEORGE J. BUCLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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ASSIGNMENT OF DEED OF TRUST

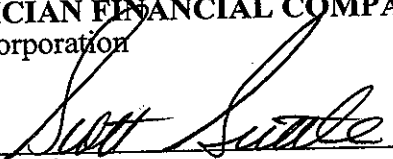
**FOX RIDGE APARTMENTS
DOUGLAS COUNTY, NEBRASKA
FNMA MBS/DUS Pool No. 073941**

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 223, 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 Three Million Two Hundred Seventy-Five Thousand and No/100ths Dollars (\$3,275,000.00), 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

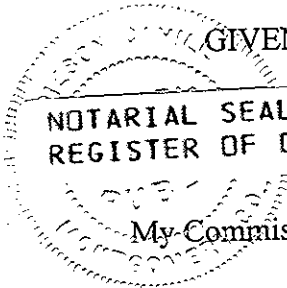
By: 
Scott Suttle
Vice President

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 27 day of December, 1996.



NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

My Commission Expires: 7/21/99

James Cahill
Notary Public in and for
Montgomery County, Maryland

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

That part of Lot 2, in HEIDE HEIGHTS, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, more particularly described as follows:

Beginning at the Southeast corner of said Lot 2; thence North $18^{\circ}08'35''$ East (assumed bearing), 428.89 feet on the East line of said Lot 2 to the Northeast corner of Lot 2; thence North $89^{\circ}53'55''$ West, 262.91 feet on the North line of said Lot 2; thence South $00^{\circ}06'05''$ West, 70.00 feet on a line 260.00 feet East of and parallel to the Northerly portion of the West line of said Lot 2; thence South $12^{\circ}06'05''$ West, 84.83 feet; thence South $00^{\circ}06'05''$ West, 254.93 feet on a line 150.00 feet East of and parallel to the Southerly portion of the West line of said Lot 2 to the South line of said Lot 2; thence South $89^{\circ}56'20''$ East, 147.72 feet on the South line of said Lot 2 to the Point of Beginning;

INFORMATIONAL NOTE: The above property is within a platted subdivision known as HEIDE HEIGHTS, filed August 23, 1968 in Book 1360 at Page 735 and is further identified by Tax Key Number 0636-1435-13.

and;

Lot 2, in HEIDE HEIGHTS, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, EXCEPT that part more particularly described as follows:

Beginning at the Southeast corner of said Lot 2; thence North $18^{\circ}08'35''$ East (assumed bearing), 428.89 feet on the East line of said Lot 2 to the Northeast corner of Lot 2; thence North $89^{\circ}53'55''$ West, 262.91 feet on the North line of said Lot 2; thence South $00^{\circ}06'05''$ West, 70.00 feet on a line 260.00 feet East of and parallel to the Northerly portion of the West line of said Lot 2; thence South $12^{\circ}06'05''$ West, 84.83 feet; thence South $00^{\circ}06'05''$ West, 254.93 feet on a line 150.00 feet East of and parallel to the Southerly portion of the West line of said Lot 2 to the South line of said Lot 2; thence South $89^{\circ}56'20''$ East, 147.72 feet on the South line of said Lot 2 to the Point of Beginning;

INFORMATIONAL NOTE: The above property is within a platted subdivision known as HEIDE HEIGHTS, filed August 23, 1968 in Book 1360 at Page 735 and is further identified by Tax Key Number 0636-1437-13.

Together with easement rights as set forth in Cross Easement Agreement dated June 21, 1988, filed June 21, 1988 in Book 852 at Page 588.