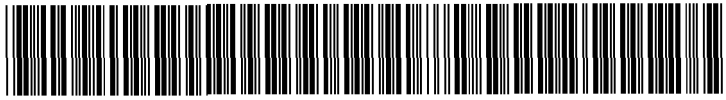




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JUN 08 2015 16:04 P 3

Fee amount: 22.00  
FB: 01-60000  
COMP: CC

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
06/08/2015 16:04:33.00



2015045061

Return to:  
Michael F. Kivett  
Valentine O'Toole McQuillan & Gordon, L.L.P.  
11240 Davenport Street  
Omaha NE 68154-0125

**DEED OF PARTIAL RECONVEYANCE**

For good and valuable consideration upon that certain Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing Statement executed by **AVG-CFM 204Q LLC**, a Delaware limited liability company, as Trustor, **UNION BANK AND TRUST COMPANY**, Trustee and **UNION BANK AND TRUST COMPANY**, Beneficiary, dated November 2, 2006, and recorded November 3, 2006 as Instrument No. 2006126164, as amended by the First Amendment to Land Acquisition Loan Agreement, Promissory Note and Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing Statement dated November 1, 2009 and recorded February 17, 2010 as Instrument No. 2010014467 in the Register of Deeds for Douglas County, Nebraska, the Second Amendment to Land Acquisition Loan Agreement, Promissory Note and Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing Statement dated May 1, 2010 and recorded June 14, 2010 as Instrument No. 2010051849 in the Register of Deeds for Douglas County, Nebraska, the Third Amendment to Land Acquisition Loan Agreement, Promissory Note and Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing Statement dated July 1, 2010 and recorded August 2, 2010 as Instrument No. 2010068278 in the Register of Deeds for Douglas County, Nebraska, the Fourth Amendment to Land Acquisition Loan Agreement, Promissory Note and Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing Statement dated August 1, 2010 and recorded November 1, 2010 as Instrument No. 2010101437 in the Register of Deeds for Douglas County, Nebraska, the Fifth Amendment to Land Acquisition Loan Agreement, Promissory Note and Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing Statement dated August 1, 2011 and recorded November 14, 2011 as Instrument No. 2011097161 in the Register of Deeds for Douglas County, Nebraska, the Sixth Amendment to Land Acquisition Loan Agreement, Promissory Note and Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing Statement dated November 1, 2011 and recorded December 9, 2011 as Instrument No. 2011106201 in the Register of Deeds for Douglas County, Nebraska, the Seventh Amendment to Land Acquisition Loan Agreement, Promissory Note and Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing Statement dated June 26, 2013 and recorded September 25, 2013 as Instrument No. 2013098182 in the Register of Deeds for Douglas County, Nebraska, and the Eighth Amendment to Land Acquisition Loan

Agreement, Promissory Note and Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing Statement dated September 27, 2013 and recorded October 4, 2013 as Instrument No. 2013101447, of the Mortgage records in the office of the Register of Deeds of Douglas County, Nebraska, the Beneficiary named therein has requested that this Deed of Partial Reconveyance be executed and delivered;

NOW THEREFORE, for such consideration and in accordance with the request of Beneficiary named herein, the undersigned, as Trustee, does by these presents, grant, remise, release and reconvey to the person or persons entitled thereto all of the interest and estate derived to said Trustee by or through said Deed of Trust in the following described premises, but only as to said premises:

**0c-08150**

LOTS 92, 95 AND OUTLOT C, COVENTRY, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA;

AND

**0c-08155**

LOTS 1-36 INCLUSIVE AND OUTLOT A, CONVENTRY RIDGE, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA;

AND

**0c-08156**

LOTS 1 AND 2, COVENTRY RIDGE REPLAT ONE, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA;

AND

**01-60000**

A TRACT OF LAND LOCATED IN PART OF THE SW1/4 OF THE SE1/4 OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6<sup>TH</sup> P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SW1/4 OF THE SE1/4 CORNER OF SAID SECTION 12; THENCE N87°37'25"E (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 1167.36 FEET; THENCE N02°22'35"W, A DISTANCE OF 432.32 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SPENCE DRIVE ON THE FOLLOWING TWO COURSES: THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 300.00 FEET, A DISTANCE OF 61.73 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N42°56'22"W, A DISTANCE OF 61.62 FEET; THENCE N48°50'03"W, A DISTANCE 397.67 FEET TO THE POINT OF INTERSECTION OF THE SAID NORTH RIGHT-OF-WAY LINE OF SPENCE DRIVE AND THE EASTERLY RIGHT-OF-WAY LINE OF JEFFERSON DRIVE; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF JEFFERSON DRIVE ON THE FOLLOWING TWO COURSES: THENCE N03°50'03"W, A DISTANCE OF 7.07 FEET; THENCE N41°09'57"E, A DISTANCE OF 595.42 FEET; THENCE S02°28'29"E, A DISTANCE OF 582.16 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 114.50 FEET, A DISTANCE OF 58.29 FEET, SAID

CURVE HAVING A LONG CHORD WHICH BEARS N74°39'18"W, A DISTANCE OF 57.66 FEET; THENCE S37°30'23"W, A DISTANCE OF 60.18 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 175.77 FEET, A DISTANCE OF 153.92 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S06°32'58"E, A DISTANCE OF 149.05 FEET TO THE POINT OF BEGINNING,

together with all buildings, fixtures, improvements and appurtenances belonging to such premises.

THIS DEED OF PARTIAL RECONVEYANCE shall not constitute payment in full of all sums due and owing upon the note indebtedness secured by this Deed of Trust nor shall this Deed of Partial Reconveyance be construed as a release of any such indebtedness or security interest in any other property securing such indebtedness nor a reconveyance of this Deed of Trust as to any other real property described therein.

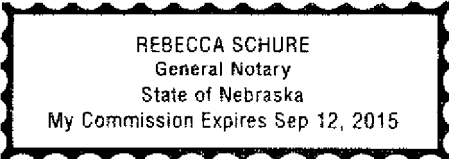
EFFECTIVE THIS 21<sup>st</sup> day of May, 2015.

UNION BANK AND TRUST COMPANY,  
Trustee

By: [Signature]  
Title: First Vice President

STATE OF NEBRASKA     )  
  )ss.  
COUNTY OF DOUGLAS    )

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of June, 2015, by Tom W. Bennett, First Vice President of Union Bank and Trust Company, on behalf of the Bank.



[Signature]  
Notary Public