



MISC 2015045062



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Fee amount: 16.00
FB: 01-60000
COMP: CC

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



2015045062

Return to:
Michael F. Kivett
11240 Davenport Street
Omaha NE 68154

PARTIAL RELEASE OF ASSIGNMENT OF LEASES AND RENTS

For good and valuable consideration, **UNION BANK AND TRUST COMPANY**, hereby partially releases the Assignment of Leases and Rents dated November 2, 2006 and executed and delivered by **AVG-CFM 204Q, LLC**, a Delaware limited liability company, to **UNION BANK AND TRUST COMPANY**, and recorded on December 15, 2006 as Instrument No. 2006141756 in the office of the Register of Deeds of Douglas County, Nebraska, on the following described property, situated in the County of Douglas in the State of Nebraska, to-wit:

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, COVENTRY 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 6TH 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.

This Partial Release of Assignment of Leases and Rents shall not constitute payment in full of all sums due and owing upon the note indebtedness secured by this Assignment of Leases and Rents nor shall this Partial Release of Assignment of Leases and Rents be construed as a release of any such indebtedness or security interest in any other property securing such indebtedness nor a release of this Assignment of Leases and Rents as to any other real property or personal property described therein.

Dated: May 21st, 2015.

UNION BANK AND TRUST COMPANY

By: [Signature]
 Title: First Vice President

STATE OF NEBRASKA)
)ss.
 COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 21st day of June, 2015, by Tom Womack, First Vice President of Union Bank and Trust Company, on behalf of the Bank.

REBECCA SCHURE
 General Notary
 State of Nebraska
 My Commission Expires Sep 12 2015

[Signature]
 Notary Public