

COUNTER LM C.E. LM
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FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER NEBRASKA DOCUMENTARY
STAMP TAX

2012-20762

07/13/2012 11:45:04 AM

\$ Ex 3

Clay J. Dowling

By: lam

REGISTER OF DEEDS



DEED

Return filed document to:

R.A.
Derek A. Aldridge
Perry, Guthery, Haase & Gessford, P.C., L.L.O.
233 South 13th Street, Suite 1400
Lincoln, NE 68508

WARRANTY DEED

25th Street Partners, LLC, a Nebraska limited liability company, GRANTOR, in consideration of a Deed in Lieu of Foreclosure and other good and valuable consideration received from GRANTEE, UBT Development Company, LLC, a Nebraska limited liability company, conveys to GRANTEE, the following described real estate (as defined in *Neb. Rev. Stat. § 76-201*):

• Lots 1, 2, 3 and Outlot A, Bellevue Professional Park Addition, City of Bellevue, Sarpy County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons; and
- (4) this deed is given in lieu of foreclosure by the beneficiary of the following Deed of Trust and amendments:
 - (i) Deed of Trust, Security Agreement, Assignment of Leases and Rents, and Fixture Filing Statement dated June 6, 2006, and recorded on June 8, 2006, in the records of the Register of Deeds in Sarpy County, Nebraska, at Instrument Number 2006-19127;
 - (ii) 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 25, 2008, and recorded on August 4, 2008, in the records of the Register of Deeds in Sarpy County, Nebraska, at Instrument Number 2008-22376;

