COUNTER VERIFY PROOF. FEES \$ 00 CHECK# CHG\_ CASH REFUND\_ CREDIT SHORT\_ NCR

FILED SARPY COUNTY NEBRASKA NEBRASKA DOCUMENTARY

STAMP TAX

2012-20762

07/13/2012 11:45:04 AM

By: lam

REGISTER OF DEEDS

DEED

Return filed document to: 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:

- is lawfully seized of such real estate and that it is free from encumbrances; **(1)**
- has legal power and lawful authority to convey same; **(2)**
- warrants and will defend title to the real estate against the lawful claims of all (3) persons; and
- this deed is given in lieu of foreclosure by the beneficiary of the following Deed **(4)** of Trust and amendments:
  - Deed of Trust, Security Agreement, Assignment of Leases and Rents, (i) 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;
  - Amendment to Land Acquisition Loan Agreement, Promissory Note and (ii) 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;

- (iii) 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 December 19, 2008, and recorded on December 30, 2008, in the records of the Register of Deeds in Sarpy County, Nebraska, at Instrument Number 2008-34071;
- (iv) 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 June 1, 2010, and recorded on July 8, 2010, in the records of the Register of Deeds in Sarpy County, Nebraska, at Instrument Number 2010-17475;
- (v) 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 on September 1, 2010, in the records of the Register of Deeds in Sarpy County, Nebraska, at Instrument Number 2010-23087;
- (vi) 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 October 1, 2010, and recorded on November 2, 2010, in the records of the Register of Deeds in Sarpy County, Nebraska, at Instrument Number 2010-30635; and
- (vii) 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 February 1, 2011, and recorded on March 1, 2011, in the records of the Register of Deeds in Sarpy County, Nebraska, at Instrument Number 2011-06059.

Executed this 25 day of Jule, 2012.

25TH STREET PARTNERS, LLC, a Nebraska limited

liability company

By:

Dennis Hoth, Managing Member

STATE OF NEBRASKA ) ss. COUNTY OF Douglus )

The foregoing instrument was acknowledged before me on this 25 day of 2012, by Dennis Hoth, Managing Member of 25th Street Partners, LLC, a Nebraska limited liability company, on behalf of the company.

GENERAL NOTARY - State of Nebraska
KATHRYN J. DERR
My Comm. Exp. April 2, 2015

Hattyp Jelin Notary Public