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TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

That a Deed of Trust was made and entered into on or about February 15, 2006, by and between LRDF 1 Lincoln, LLC by and through Lockwood Retail Development GP LLC, a Nebraska limited liability company, its authorized manager, by and through Lawrence R. James, II, its member, as Trustor, and First National Bank of Omaha, a national banking association, Beneficiary, wherein First National Bank of Omaha, a national banking association was named Trustee. This Deed of Trust was recorded February 16, 2006 in the Records of the Register of Deeds of Lancaster County, Nebraska as Instrument No 2006007602.

Hereinafter the Trustee, First National Bank of Omaha, a national banking association, will be referred to as GRANTOR

The GRANTOR in consideration of **Four Million Six Hundred Seventy-Four Thousand Two Hundred Twenty-Four Dollars and Sixty-Seven Cents (\$4,674,224.67)** and other valuable consideration received from **First National Bank of Omaha, a national banking association**, hereinafter GRANTEE, does hereby grant, bargain, sell, convey and confirm unto GRANTEE the following described real property in Lancaster County, Nebraska:

Parcel 1: Lots 9 and 10, except that part conveyed to the City of Lincoln, Nebraska by Warranty Deed recorded August 1, 2003 as Inst. No 2003-75652, King Ridge Addition, Lancaster County, Nebraska

Parcel 2: Outlots D & E, except that part conveyed to the City of Lincoln, Nebraska by Warranty Deed recorded August 1, 2003 as Inst. No. 2003-75652 and all of Outlots C and F, Block 1, all in King Ridge 1st Addition, Lincoln, Lancaster County, Nebraska

Parcel 3: Outlot A, King Ridge 2nd Addition, Lincoln, Lancaster County, Nebraska

To have and to hold the above-described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the GRANTEE, and to the GRANTEE'S successors and assigns forever.

GRANTOR does hereby covenant with the GRANTEE and with the GRANTEE'S successors and assigns:

(1) That LRDF 1 Lincoln, LLC by and through Lockwood Retail Development GP LLC, a Nebraska limited liability company, its authorized manager, by and through Lawrence R. James, II, its member, as Trustor, failed to pay the Beneficiary payments which were contractually due, and the GRANTOR, at the request of the Beneficiary, elected to declare the entire unpaid principal balance, together with interest thereon, at once immediately due and payable.

(2) That a Notice of Default was recorded by GRANTOR on April 22, 2011, as Instrument No. 2011018175, in the records of the Register of Deeds, Lancaster County, Nebraska. Within ten (10) days thereafter, a copy of the recorded Notice of Default was mailed by certified mail, postage prepaid, to all parties entitled to notice, pursuant to said Deed of Trust and in compliance with Neb. Rev. Stat. § 76-1008.

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