



DEED Inst. # 2019015036, Pg: 1 of 2 Rec Date: 03/06/2019 10:51:29.110
Fee Received: \$16.00 NE Documentary Stamp Tax Fee: Ex 024 Electronically Recorded By: MB
Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

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TRUSTEE'S DEED

RETURN TO: Forecl Dept, Valentine O'Toole, LLP, 11240 Davenport Street, P.O. Box 540125, Omaha, NE 68154

KNOW ALL MEN BY THESE PRESENTS:

That a Deed of Trust was made and entered into on or about December 19, 2013, by and between SCW Properties, LLC, a Nebraska limited liability company, as Trustor, and First State Bank, Beneficiary, wherein First State Bank was named Trustee. This Deed of Trust was recorded December 20, 2013 in the Records of the Register of Deeds of Douglas County, Nebraska as Instrument No. 2013124381.

Hereinafter the Trustee, First State Bank, will be referred to as GRANTOR.

The GRANTOR in consideration of **Four Hundred Sixty-Seven Thousand Three Hundred Forty-Eight Dollars and Forty-One Cents (\$467,348.41)** and other valuable consideration received from **First State Bank**, hereinafter GRANTEE, does hereby grant, bargain, sell, convey and confirm unto GRANTEE the following described real property in Douglas County, Nebraska:

Lot 4 and the South 45 feet of Lot 3 in Hampton Commercial Plaza, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas 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 SCW Properties, LLC, a Nebraska limited liability company, 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 October 17, 2018, as Instrument No. 2018082576, in the records of the Register of Deeds, Douglas 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.

(3) That Trustor, SCW Properties, LLC, a Nebraska limited liability company, failed to cure the default referenced in the Notice of Default within 30 days after the recording of the Notice of Default.

(4) That a Notice of Trustee's Sale was executed by GRANTOR. At least twenty (20) days prior to the date of sale, a copy of the Notice of time and place of the Trustee's Sale 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.

(5) GRANTOR published the Notice of Trustee's Sale, originally to be held on January 16, 2019 at 10:00 a.m., at the Legislative Chambers South Wing Room located on the LC Floor of the Douglas County District Courthouse at 1819 Farnam St, Omaha, Douglas County, Nebraska, which notice was published in *The Daily Record* of Omaha, Nebraska, once a week for five (5) consecutive weeks, commencing on December 5, 2018, and ending January 2, 2019. The sale was postponed on January 16, 2019 to February 27, 2019 at which time the sale was moved by Douglas County officials to the H-13 Conference Room on the Harney Level of Douglas County District Courthouse at 1819 Farnam St, Omaha, Douglas County, Nebraska. The last publication of Notice was at least ten (10) days prior to the original Trustee's Sale date of January 16, 2019, and said sale was not later than thirty (30) days after the last publication of Notice.

(6) GRANTOR conducted the sale of the real property at public auction on February 27, 2019 at or about 10:00 a.m., at the H-13 Conference Room on the Harney Level of the Douglas County District Courthouse at 1819 Farnam St, Omaha, Douglas County, Nebraska. GRANTOR accepted the bid of **First State Bank**, in the sum of **Four Hundred Sixty-Seven Thousand Three Hundred Forty-Eight Dollars and Forty-One Cents (\$467,348.41)** as the highest bid upon said real property. GRANTOR has complied with the requirements of Neb. Rev. Stat. §§ 76-1001 through 76-1018, in the exercise of the sale of the real property described herein at the Trustee's Sale held on February 27, 2019.

This Deed shall operate to convey to the GRANTEE, the GRANTOR'S title and all right, title, interest and claim of the Trustor, and his or her successors in interest and of all persons claiming by, through or under him or her, in and to the above-described real property, including all such right, title, interest and claim in and to such property acquired by the Trustor or his or her successors in interest subsequent to the execution of the Deed of Trust.

This Deed is subject to all easements, restrictions or covenants of record which GRANTOR is not entitled to convey pursuant to Neb. Rev. Stat. § 76-1010(2).

DATED this 28th day of February, 2019.

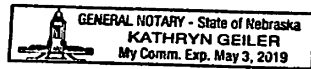
First State Bank, Trustee.

By: [Signature]
Name: Larry Rice
Its VP

STATE OF NEBRASKA |
 | ss.
COUNTY OF DOUGLAS |

On this 28th day of February, 2019, before me the undersigned, a Notary Public duly commissioned and qualified for said county, personally came Larry Rice (name and title) for First State Bank, and personally known to me to be the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be the voluntary act and deed of such person and said organization.

WITNESS my hand and notarial seal the date last aforesaid.



[Signature]
Notary Public