

NO 02081 ✓	# Pages 5
Paged _____	Doc Tax _____
General _____	P&M \$4.50
Indexed _____	General \$29.50
Total Fees Pd. \$34.00	
Submitted Electronically by: First American Title Insurance Co. - NCS	

02081 ✓

THE STATE OF NEBRASKA } ss
MADISON COUNTY

This instrument filed for record
the 16 day of May 2017
at 01:50 PM and recorded in
Book 2017 Page 02081

Nancy J. Elton

Register of Deeds

DEED OF RECONVEYANCE

PREPARED BY:

POLSINELLI

900 W. 48th Place, Suite 900
Kansas City, Missouri 64112

AFTER RECORDING RETURN TO:

c/o Spirit Realty Capital
16767 N. Perimeter Drive
Suite 201
Scottsdale, Arizona 85260
Attention: Mark Manheimer,
Executive Vice President

2005 Krenzien Drive
Norfolk, Nebraska
Store #48
(Madison County)

MLS # 030256579 (A1); 030258032 (A2);
030258028 (A3); 030258029 (A4);
030258030 (A5); 030258031 (A6)

Whereas, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF CITIGROUP COMMERCIAL MORTGAGE TRUST 2006-C4, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-C4 ("Beneficiary"), is Beneficiary of the Deed of Trust, Security Agreement and Assignment of Leases and Rents, dated as of January 27, 2006, executed by ShopKo SPE Real Estate, LLC, a Delaware limited liability company, to First American Title Insurance Company ("Trustee"), for the benefit of Barclays Capital Real Estate Inc., a Delaware corporation ("Barclays"), and recorded on May 3, 2006, in the Mortgage Records of Madison County, Nebraska, as Document No. 2535, in Book 2006-05, at Page 0525-0554, as assigned by Barclays to Citigroup Global Markets Realty Corp., a New York corporation, and Barclays (together, "Assignee"), pursuant to the Assignment of Deed of Trust, Security Agreement and Assignment of Leases and Rents, made as of May 31, 2006, and recorded on July 3, 2006, in the Mortgage Records of Madison County, Nebraska, as Document No. 3666, in Book 2006-07, at Page 0290-0298, as amended by the Amended and Restated Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing, executed by Spirit SPE Portfolio 2006-1, LLC, a Delaware limited liability company ("Trustor"), to Trustee,

for the benefit of Assignee, dated May 31, 2006, and recorded on July 3, 2006 in the Mortgage Records of Madison County, Nebraska, as Document No. 3667 in Book 2006-07 at Page 0299-0329, as assigned by Assignee to Beneficiary by that certain Assignment of Amended and Restated Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing, effective as of June 29, 2006, and recorded on _____, 2017, in the Mortgage Records of Madison County, Nebraska, as Document No. _____ (as amended and assigned, the "Deed of Trust") has been satisfied, and the Beneficiary has requested in writing that the Deed of Reconveyance be executed and delivered.

For good and valuable consideration and in accordance with the request of the Beneficiary, the Trustee reconveys to the person or persons entitled thereto all the right, title, interest and claim acquired by the Trustee pursuant to the Deed of Trust in the following:

See "Exhibit A" attached hereto and made a part hereof.

In addition, this Deed of Reconveyance shall be effective to release the lien of any assignment of leases and rents and/or fixture filing executed or made by Trustor in favor of Assignee in conjunction with the Deed of Trust and recorded on the above-referenced real property together with the Deed of Trust.

Notwithstanding the release of the lien of the above referenced documents from the Property as more particularly set forth herein, the: (i) an Amended and Restated Promissory Note (Note A1) dated May 31, 2006, in the original principal amount of \$100,000,000.00 made by Spirit SPE Portfolio 2006-1, LLC, a Delaware limited liability company ("2006-1") and Spirit SPE Portfolio 2006-2, LLC, a Delaware limited liability company ("2006-2"; and together with 2006-1, are individually and collectively, the "Borrower") in favor of Citigroup (the "A1 Note"), (ii) an Amended and Restated Promissory Note (Note A2) dated May 31, 2006, in the original principal amount of \$100,000,000.00 made by Borrower in favor of Barclays (the "A2 Note"), (iii) an Amended and Restated Promissory Note (Note A3) dated May 31, 2006, in the original principal amount of \$86,413,752.50 made by Borrower in favor of Citigroup (the "A3 Note"), (iv) an Amended and Restated Promissory Note (Note A4) dated May 31, 200, in the original principal amount of \$86,413,752.50 made by Borrower in favor of Barclays (the "A4 Note"), (v) an Amended and Restated Promissory Note (Note A5) dated May 31, 2006, in the original principal amount of \$86,413,752.50 made by Borrower in favor of Citigroup (the "A5 Note"), and (vi) Amended and Restated Promissory Note (Note A6) dated May 31, 2006, in the original principal amount of \$86,413,752.50 made by Borrower in favor of Barclays (the "A6 Note"; and together with the A1 Note, the A2 Note, the A3 Note, the A4 Note, and the A5 Note are individually and collectively, the "Notes"), which Notes have been securitized and shall remain in full force and effect and are not cancelled, and any indemnification obligations or other obligations under the above-referenced documents, which by their terms survive a release of the lien of the above-referenced documents, shall also continue in full force and effect and are not cancelled

[Signature Page Follows]

REQUEST FOR RECONVEYANCE

The Beneficiary hereby requests the Trustee, FIRST AMERICAN TITLE INSURANCE COMPANY, to reconvey the real estate described above to all persons entitled thereto.

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF CITIGROUP COMMERCIAL MORTGAGE TRUST 2006-C4, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-C4

By: Midland Loan Services, a division of PNC Bank, National Association, Master Servicer and Attorney-in-Fact

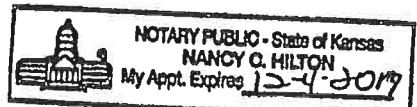
By: *Gregory L. McFarland*
Name: Gregory L. McFarland
Title: Senior Vice President

ACKNOWLEDGMENT

STATE OF KANSAS)
)ss.
COUNTY OF JOHNSON)

On this 5th day of November, 2015, personally appeared before me Gregory L. McFarland, to me known to be the Senior Vice President of Midland Loan Services, a division of PNC Bank, National Association, as the Master Servicer and Attorney-in-Fact for U.S. Bank National Association, as Trustee, as Successor-in-Interest to Bank Of America, National Association, as Trustee, Successor by merger to LaSalle Bank National Association, as Trustee for the Registered Holders of Citigroup Commercial Mortgage Trust 2006-C4, Commercial Mortgage Pass-Through Certificates, Series 2006-C4, on behalf of the corporation in its capacity as Master Servicer and Attorney-in-Fact, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned.

Witness my hand and Notarial Seal subscribed and affixed in said County and State on the day and year written above in this certificate.



Nancy C. Hilton
Notary Public

[SEAL]
My term expires: 12-4-2017

02081

EXHIBIT A

Lot 1 of Replat 2 of Lot 1-R, Block 1, of Replat of Shopko Acres in the City of Norfolk, Madison County, Nebraska.

Together with non-exclusive easement rights created by Cross-Easement and Use Restriction Agreement by and between Shopko Stores, Inc., a Minnesota corporation and Super Valu Stores, Inc., a Delaware corporation, filed May 8, 1986 in M86-5 at Pages 235-258, Amendment filed September 21, 1988 in M88-9 at Pages 704-710A, Assumption filed September 21, 1988 in M88-9 at Pages 719-720, Second Amendment filed August 25, 1989 in M89-8 at Pages 682-687, Third Amendment filed March 17, 2004 in M2004-3 at Pages 1226-1237 inclusive, Madison County Register of Deeds Office.

TAX I.D.: 5902800.23

TWP # NE-4
STORE # 48
2005 Kremzien Drive, Norfolk, NE