

Inst # 2014040570 Tue Oct 21 14:17:50 CDT 2014  
Filing Fee: \$167.50 Stamp Tax: \$157.50 opedal  
Lancaster County, NE Assessor/Register of Deeds Office WDEED  
Page 1



**AFTER RECORDING RETURN TO:**

Charter Title & Escrow Services, Inc.  
6333 Apples' Way, Suite 115  
Lincoln, NE 68516  
(402) 435-1244

**WARRANTY DEED**

Starostka-Lewis, LLC, a Nebraska limited liability company GRANTOR, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to GRANTEE

Pine Crest Homes, LLC, a Nebraska limited liability company,

the following described real estate (as defined in Neb. Stat. 76-201) in Lancaster County, Nebraska:

Lot 9, Block 5, Grand Terrace 3rd Addition, Lincoln, Lancaster County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate, that it is free from encumbrances, except easements, restrictions and reservations of records, and a pro-rated share of current real estate taxes and subsequent taxes and assessments;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed this 15<sup>th</sup> day of October, 2014.

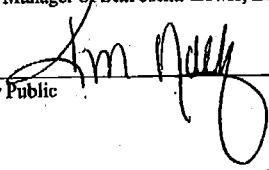
Starostka-Lewis, LLC, a Nebraska limited liability company

  
By Mark Lewis, Manager

STATE OF Nebraska

COUNTY OF Lancaster

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of October, 2014 by Mark Lewis, Manager of Starostka-Lewis, LLC, a Nebraska limited liability company, \_\_\_\_\_

  
Notary Public



GRTEE

146975L  
Charter Title

*Chain only*

*CRTE*

Instr # 2012014334 Wed Mar 28 13:43:45 CDT 2012  
Filing Fee \$2162.50 Stamp Tax \$2161.00 opptsc  
Lancaster County, NE Assessor/Register of Deeds Office WOEDD  
Page 1

**SPECIAL WARRANTY DEED**

Record and return to:  
Charter Title & Escrow Services, Inc.  
6333 Apples' Way, Suite 115  
Lincoln, NE 68516

The Grantor, Great Western Bank, a South Dakota Bank, whether one or more, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, conveys to Starostka-Lewis, LLC, a Nebraska limited liability company Grantee, whether one or more, the following described real estate (as defined in Neb. Rev. Stat. ss76-201) in Lancaster County, Nebraska:

113109L

Lots Six (6), Eight (8), Nine (9) and Ten (10), Block Three (3); Lots Two (2), Twenty-One (21), Twenty-Three (23), Twenty-Seven (27), Twenty-Eight (28) and Lot Thirty (30), Block Four (4); and Outlot B, Outlot C and Outlot D; all in Grand Terrace Addition, Lincoln, Lancaster County, Nebraska

Grantor covenants (jointly and severally, if more than one) with the 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 the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons claiming the same or any part thereof by, through, or under Grantor.

Executed this 14<sup>th</sup> day of March 2012.

Great Western Bank

*[Signature]*  
by Kevin Edwards, Authorized Officer

STATE OF South Dakota  
COUNTY OF Minnehaha

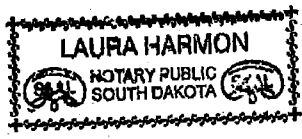
The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of March 2012 by Keven Edwards, Authorized Officer for Great Western Bank, a South Dakota Bank.

Notary Public, State and County aforesaid

*[Signature]*  
Notary Signature

Laura Harmon  
Notary Printed Signature

My commission expires: 3-6-2013



File No 113109L

Charter Title

\$18.00  
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Inst # 2011052182 Wed Nov 23 14:34:41 CST 2011  
Filing Fee \$18.00 Stamp Tax \$0.00 Exempt 22 cpotsc  
Lancaster County, NE Assessor/Register of Deeds Office  
Pages 2 TROEED

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

**TRUSTEE'S DEED**

KNOW ALL MEN BY THESE PRESENTS:

That a Construction Security Agreement/Deed of Trust with Assignment of Rents and Security Agreement was made and entered into on or about July 20, 2006, by and between Dubois, LLC, by and through its Co-Manager, Steven M. Champoux, as Trustor, and TierOne Bank, Beneficiary, wherein TierOne Bank was named Trustee. This Deed of Trust was recorded July 21, 2006 in the Records of the Register of Deeds of Lancaster County, Nebraska as Instrument No. 2006035861 Modification of said Construction Security Agreement/Deed of Trust as evidenced by that Loan Modification Agreement dated December 23, 2009 was recorded on January 11, 2010, in the office of the Register of Deeds of Lancaster County, Nebraska, as Instrument No 2010001363.

Effective June 4, 2010, Federal Deposit Insurance Corporation, as Receiver for TierOne Bank, Beneficiary, assigned all of its right, title and beneficial interest in the Deed of Trust to Great Western Bank, a bank chartered under the laws of the State of South Dakota. The Assignment was recorded February 4, 2011, in the office of the Register of Deeds of Lancaster County, Nebraska, as Instrument No 2011006278.

Great Western Bank, a bank chartered under the laws of the State of South Dakota has been appointed Successor Trustee, pursuant to a Substitution of Trustee filed for record with the Register of Deeds of Lancaster County, Nebraska. Hereinafter the Successor Trustee, Great Western Bank, a bank chartered under the laws of the State of South Dakota will be referred to as GRANTOR.

The GRANTOR in consideration of **One Million Sixty-Six Thousand Nine Hundred Twenty-three Dollars and 00/100ths (\$1,066,923.00)** and other valuable consideration received from **Great Western Bank**, a bank chartered under the laws of the State of South Dakota, hereinafter GRANTEE, does hereby grant, bargain, sell, convey and confirm unto GRANTEE the following described real property in Lancaster County, Nebraska:

Lots Five (5), Six (6), Eight (8), Nine (9), and Ten (10), Block Three (3); Lots Two (2), Four (4), Nineteen (19), Twenty-One (21), Twenty-Three (23), Twenty-Seven (27), Twenty-Eight (28), and Lot Thirty (30), Block Four (4); and Outlot B, Outlot C, and Outlot D; all in Grand Terrace 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 Dubois, LLC, by and through its Co-Manager, Steven M. Champoux, 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 February 4, 2011, 2011, as Instrument No 2011006280, 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.
- (3) That Trustor, Dubois, LLC, by and through its Co-Manager, Steven M. Champoux, 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

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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, to be held on October 27, 2011 at 10:00 A.M., at the east door of the Justice and Law Enforcement Center, 575 South 10<sup>th</sup> Street, in the City of Lincoln, Lancaster County, Nebraska, which notice was published in *The Daily Reporter* of Lincoln, Nebraska, once a week for five (5) consecutive weeks, commencing on September 16, 2011, and ending October 14, 2011. The last publication of Notice was at least ten (10) days prior to the scheduled Trustee's Sale, to be held on October 27, 2011, and said scheduled sale was not later than thirty (30) days after the last publication of Notice.

(6) GRANTOR actually conducted the sale of the real property at public auction on October 27, 2011 at or about 10:00 A.M., at the east door of the Justice and Law Enforcement Center, 575 South 10<sup>th</sup> Street, in the City of Lincoln, Lancaster County, Nebraska. GRANTOR accepted the bid of Great Western Bank, a bank chartered under the laws of the State of South Dakota, in the sum of One Million Sixty-Six Thousand Nine Hundred Twenty-three Dollars and 00/100ths (\$1,066,923.00) 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 October 27, 2011.

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 9<sup>th</sup> day of November, 2011.

RETURN TO:  
Foreclosure Department  
Walentine, O'Toole, McQuillan & Gordon  
11240 Davenport Street  
P O Box 540125  
Omaha, NE 68154

Great Western Bank, a bank chartered under the laws of the State of South Dakota, Trustee.

By: Betty L. Kampschnieder  
Its: Administration Officer

STATE OF NEBRASKA            ]  
  ] ss.  
COUNTY OF LANCASTER    ]

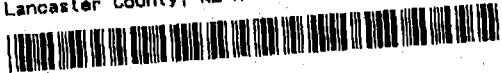
On this 9<sup>th</sup> day of November, 2011, before me the undersigned, a Notary Public duly commissioned and qualified for said county, personally came Betty L. Kampschnieder for Great Western Bank, a bank chartered under the laws of the State of South Dakota Successor Trustee, and personally known to me to be the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be his/her voluntary act and deed.

WITNESS my hand and notarial seal the date last aforesaid.



[Signature]  
Notary Public

Inst # 2012013652 Fri Mar 23 14:10:43 CDT 2012  
Filing Fee \$7.75 Stamp Tax \$2.25 opotso  
Lancaster County, NE Assessor/Register of Deeds Office QCDEED  
Pages 1



Return to:  
Peter W Katt  
Baylor, Evnen, Curtiss, Grint & Witt, LLP  
1248 "O" Street, Suite 600  
Lincoln, NE 68508

**QUITCLAIM DEED**

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Dubois, LLC, a Nebraska limited liability company, Grantor, in consideration of One Dollar and other good and valuable consideration received from Grantee, Starostka-Lewis, LLC, a Nebraska limited liability company, quitclaims to Grantee the following described real estate (as defined in Neb. Rev. Stat. 76-201):

**Lot 16 Irregular Tracts located in the Northeast ¼ of Section 22, Township 9 North, Range 7, East of the 6th P.M. located in Lancaster County, Nebraska**

Executed March 13th, 2012.

By: Dubois, LLC, Grantor

Robert D. Champoux, Member

State of Nebraska                    )  
  )ss  
County of Lancaster                )

The foregoing instrument was acknowledged before me on the 13 day of March 2012 by Robert D. Champoux, as Member for and on behalf of Dubois, LLC, Grantor, either personally known to me or identified by me through satisfactory evidence as required by law.

Notary Public



Character Title Change



LIMITED LIABILITY COMPANY WARRANTY DEED

L.A.T., L.L.C., a Nebraska limited liability company ("Grantor"), in consideration of One and no/100 Dollars (\$1.00) and other valuable consideration received from Grantee, does hereby convey unto Dubois, LLC, a Nebraska limited liability company ("Grantee"), the real estate (as defined in Neb. Rev. Stat. 76-201) described as follows:

Lot 16, Irregular Tracts located in the Northeast 1/4 of Section 22, Township 9 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska, except that portion more particularly described as follows:

Referring to the Southeast corner of said quarter section; thence Northerly a distance of 855.65 feet along the East line of said quarter section; thence Northwesterly deflecting 053 degrees, 47 minutes, 13 seconds left, a distance of 100.95 feet to a point on the Northeasterly existing Highway 2 right-of-way line to the point of beginning; thence Northwesterly deflecting 000 degrees, 00 minutes, 00 seconds a distance of 696.40 feet along said right-of-way line to a point on the property line of the condemnee(s); thence Northerly deflecting 072 degrees, 05 minutes, 49 seconds right, a distance of 66.46 feet along said line; thence Southeasterly deflecting 099 degrees, 01 minutes, 45 seconds right, a distance of 187.09 feet; thence Southeasterly deflecting 013 degrees, 30 minutes, 58 seconds right, a distance of 371.21 feet; thence Easterly deflecting 058 degrees, 02 minutes, 07 seconds left, a distance of 41.94 feet; thence Northerly deflecting 053 degrees, 59 minutes, 13 seconds left, a distance of 177.90 feet; thence Northerly deflecting 011 degrees, 21 minutes, 50 seconds left, a distance of 92.43 feet; thence Northerly deflecting 011 degrees, 27 minutes, 13 seconds left, a distance of 71.70 feet to a point on the property line of the condemnee(s); thence Easterly deflecting 110 degrees, 49 minutes, 02 seconds right, a distance of 21.89 feet along said line to a point on the Westerly existing South 84th street right-of-way line; thence Southerly deflecting 073 degrees, 10 minutes, 01 seconds right; a distance of 317.37 feet along said right-of-way line; thence Southerly deflecting 010 degrees, 43 minutes, 39 seconds right, a distance of 168.96 feet along said right-of-way line to a point on the Northeasterly existing Highway 2 right-of-way line to the point of beginning.

and except:

Commencing at the Northeast corner of said Northeast 1/4, said point being monumented with a 1" x 4" hex bolt with a 1 1/2" head; thence with an assumed azimuth of 180°00'00" in a Southerly direction with the East line, of the said Northeast 1/4, a distance of 1,323.98' to a point of intersection with the North line of the South 1/2 of the Northeast 1/4; thence 270°51'34" in a westerly direction with the North line, of the said South 1/2 Northeast 1/4, a distance of 67.09' to a point of intersection with the West right-of-way line of "South 84th Street", said point being the true point of beginning; thence continuing 270°51'34" in a Westerly direction with the North line, of the said South 1/2 Northeast 1/4, a distance of 442.87' to a point of intersection with the Northerly right-of-way line of "Nebraska Highway #2" to a point for corner, said point being the Southwesterly corner of Lot 50, Irregular Tracts; thence 117°20'21" in a Southeasterly direction with the Northerly right-of-way line of "Nebraska Highway #2", a distance of 17.94' to a point located 8.0' Southerly from the North line, of the said South 1/2 Northeast 1/4, to a point for corner; thence 90°51'34" in an Easterly direction parallel with and 8.0' Southerly from the North line, of the said South 1/2 Northeast 1/4, a distance of 425.89' to a point of intersection with the West right-of-way line of "South 84th Street" to a point for corner; thence 7°28'09" in a Northerly

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R. of lot 16 NE 1/4

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direction with the West right-of-way line of "South 84th Street", a distance of 8.05' to the true point of beginning ("Premises")

To have and hold the Premises, together with all tenements, hereditament and appurtenances thereto, herein granted unto the Grantee and to Grantee's successors and assigns forever.

Grantor does hereby covenant with the Grantee as follows:

1. Grantor is lawfully seized of said Premises and it is free from encumbrances, subject to any deeds of trust, reservations, covenants, and easements of record;
2. Grantor has legal power and lawful authority to convey the same; and
3. Grantor warrants and will defend the title to said Premises against the lawful claims of all persons whosoever.

IN WITNESS WHEREOF, Grantor has hereunto signed as of the \_\_\_ day of \_\_\_\_\_, 200\_\_.

I.A.T., L.L.C.

By: Grace A. Portsche  
Its Member

By: Stanley L. Portsche  
Its Member

STATE OF NEBRASKA        )  
  ) ss.  
COUNTY OF LANCASTER    )

The foregoing instrument was acknowledged before me the 21<sup>st</sup> day of June, 2007 by Stanley L. Portsche and Grace A. Portsche, who are all of the members of I.A.T, L.L.C., a Nebraska limited liability company, on behalf of said limited liability company.

James C. Lamphere  
Notary Public

