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Received - DIANE L. BATTIATO Register of Deeds, Douglas County, NE 5/4/2016 14:29:03.51

THE ABOVE SPACE IS FOR THE REGISTER OF DEEDS RECORDING INFORMATION

RETURN TO:	Jim LANG
	11718 Nicholas Street druite 101
	Omaha, NE 68154

CHECK NUMBER

ASSIGNMENT AND ASSUMPTION OF DEED OF TRUST AND CONSENT

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Western JDB Realty, LLC** ("Assignor") does hereby assign the rights and obligations under that certain Deed of Trust in which they were the Trustor and Triumph Community Bank f/k/a THE National Bank was Beneficiary dated June 7, 2012 and recorded June 7, 2012 as Document No. 2012055434 in the office of the Recorder of Douglas County, Nebraska, (the "Deed of Trust").

to Russell E. Larson, a forty percent (40%) interest, to Doug Stewart, a forty percent (40%) interest, and Jeffrey Lee, a twenty percent (20%) interest (collectively, the "Assignee"), and

Assignee assumes and agrees to be bound by all of Assignors' obligations, duties and liabilities existing on the date hereof. Assignor agrees that it remains bound under the Deed of Trust and that this Assignment is only to add Assignee as a Trustor under the Deed of Trust. Assignee also assumes and accepts the obligations of Assignor under that certain Promissory Note with Beneficiary dated June 7, 2012. Assignor agrees that it remains bound under the Promissory Note and that this Assignment is only to add Assignee as a Borrower under the Promissory Note.

Lender hereby consents to such assignment and assumption of the Deed of Trust by Assignee.

The parties hereto agree that this instrument is ef	fective the 26 th day of April, 2016.
ASSIGNOR Western JDB Realty LOC,	ASSIGNEE
Ву:	
Russell E. Larson its Managing Member STATE OF	Russell E. Larson
COUNTY OF De Mons) ss:	

On this 26 day of ________, 2016, before me, the undersigned Notary Public, personally appeared Russell E. Larson, individually and as Managing Member of Western JDB Realty, LLC, and known to me to be the member or designated agent of the limited liability company that executed the Assignment and Assumption of Deed of Trust and Consent and acknowledge the Assignment and Assumption of Deed of Trust and Consent to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he is authorized and has proper authority to execute this Assignment and Assumption of Deed of Trust and Consent and in fact executed the Assignment and Assumption of Deed of Trust and Consent of and as the act of the limited liability company for the purpose therein stated.

PAM L. KEMPKER
Notarial Seal - IOWA
Commission No. 734538
My Commission Expires6-19-17.

Notary Public in and for Said County and State

ASSIGNEE

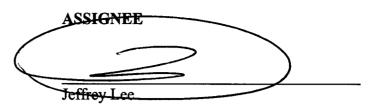
Doug Stewart

STATE OF Java) ss:

On this Zbday of April, 2016, before me, the undersigned Notary Public, personally appeared Doug Stewart, known to me to be the person that executed the Assignment and Assumption of Deed of Trust and Consent and acknowledge the Assignment and Assumption of Deed of Trust and Consent to be their free and voluntary act and deed.

PAM L. KEMPKER
Notarial Seal - IOWA
Commission No. 734538
My Commission Expires 548-17

Notary Public in and for Said County and State



STATE OF <u>Towa</u>)
COUNTY OF POLK) ss:)

SUBIAL OF	JESSICA M. ARNDT Commission Number 771856 My Commission Expires

On this 29 day of April, 2016, before me, the undersigned Notary Public, personally appeared Jeffrey Lee, known to me to be the person that executed the Assignment and Assumption of Deed of Trust and Consent and acknowledge the Assignment and Assumption of Deed of Trust and Consent to be their free and voluntary act and deed.

Notary Public in and for Said County and State

LENDER: TRIUMPH COMMUNITY BANK f/k/a THE National Bank

By MkaD. Kelgan Tusha D. Keegan, VP

STATE OF _	Ima)
COUNTY OF	Scott) ss:)

On this 29 day of APP , 2016, before me, the undersigned Notary Public, appeared as Managing Member Vi a President of

Triumph Community Bank, f/k/a THE National Bank, and known to me to be the designated agent of Triumph Community Bank f/k/a THE National Bank that executed the Assignment and Assumption of Deed of Trust and Consent and acknowledge the Assignment and Assumption of Deed of Trust and Consent to be the free and voluntary act and deed of Triumph Community Bank f/k/a THE National Bank, by authority of statute, its articles of incorporation or its bylaws, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized and has proper authority to execute this Assignment and Assumption of Deed of Trust and Consent and in fact executed the Assignment and Assumption of Deed of Trust and Consent of and as the act of Triumph Community Bank f/k/a THE National Bank for the purpose therein stated.

Notary Public in and for Said County and State

VICKI LYBARGER
Commission Number 775403
My Commission Expires

LEGAL DESCRIPTION

Lot 2, Intransit Addition Replat 1, an Addition to the City of Omaha, Douglas County, Nebraska. Now known as Letniand 2, Intransit Addition Replat 3, an addition to the City of Omaha, Nedradia, in Daysheo Causety, Nedrocke.