

COUNTER P C.E. P
 VERIFY P D.F. P
 PROOF an
 FEES \$ 16.00
 CHECK# 19820
 CHG _____ CASH _____
 REFUND _____ CREDIT _____
 SHORT _____ NCR _____

FILED SARPY COUNTY NEBRASKA
 INSTRUMENT NUMBER

2018-06171

03/26/2018 8:35:26 AM

Clay J. Dowling

REGISTER OF DEEDS



ASSUMPTION AGREEMENT

As a condition precedent to the proposed transfer of the trust property described below, Avenue Montaigne Investment, LLC, ("New Trustor") hereby expressly assumes, promises, and agrees to pay and perform all of Michael A. Sellett's ("Original Trustor") covenants, duties, obligations, and liabilities as set forth in that certain Deed of Trust and Assignment of Rents dated February 20, 2009, and filed with the Sarpy County Register of Deeds at Instrument Number 2009-04638, and 2009-04639 respectively. New Trustor agrees that the amounts due and owing under the Deed of Trust and Assignment of Rents and related documents remain unpaid, and that the Deed of Trust and Assignment of Rents shall continue in full force and effect to secure the obligations of the New Trustor and Original Trustor to Union Bank and Trust Company to the extent provided in that separate Assumption Agreement executed by all of the parties. The trust property affected by this agreement is legally described as follows:

Lot 1, Hilltop Industrial Park Replat 9, a subdivision in Sarpy County, Nebraska

[Signature]
 Avenue Montaigne Investment, LLC
 New Trustor

STATE OF CALIFORNIA)

) ss.

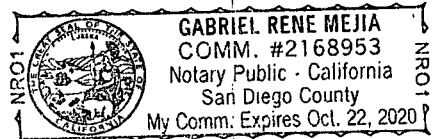
COUNTY OF SAN DIEGO)

On this 16th day of MARCH, 2018, before me, the undersigned notary public, duly commissioned and qualified in and for said county, personally appeared WILLIAM F. WRIGHT, personally known to me to be the identical person who signed the above and foregoing instrument and acknowledged the execution of the same to be his/her voluntary act and deed and verifies that the statements contained therein are true.

WITNESS my hand and seal the day and year last above written.

[Signature]
 Notary Public GABRIEL RENE MEJIA

[Handwritten initials]
TitleCore, LLC
1640 Normandy Ct., Ste C
Lincoln, NE 68512



CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }


County of SAN DIEGO }

On MARCH 16TH 2018 before me, GABRIEL RENE MEJIA, Notary Public
(Here insert name and title of the officer)

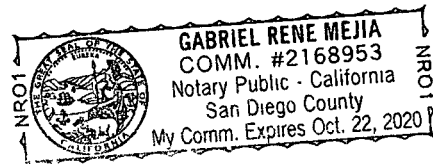
personally appeared WILLIAM F WRIGHT,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer

(Title)

- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public)
- Print the name(s) of document signer(s) who personally appear at the time of notarization
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form
- Signature of the notary public must match the signature on file with the office of the county clerk
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document
 - ❖ Indicate title or type of attached document, number of pages and date
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary)
- Securely attach this document to the signed document with a staple