



Space Above This Line for Recording Information

Please return to:  
Max J. Burbach  
Koley Jessen P.C., L.L.O.  
1125 S. 103<sup>rd</sup> Street, Suite 800  
Omaha, NE 68124  
(402) 343-3762

### TRUSTEE'S DEED

This instrument made this 9th day of October, 2018, between Equitable Bank, a banking corporation and Trustee, hereinafter called "Grantor," pursuant to a power of sale contained in that certain Deed of Trust recorded on December 19, 2017 as Instrument No. 2017101882 in the office of the Register of Deeds of Douglas County, Nebraska, and Prime Real Estate, LLC, a Nebraska limited liability company, hereinafter called "Grantee."

WHEREAS, on April 16, 2018, Grantor executed a Notice of Default pursuant to which notice was given to Nebraska Building Group, Inc., a Nebraska corporation, Trustor, under that certain Deed of Trust recorded on December 19, 2017 as Instrument No. 2017101882 in the office of the Register of Deeds of Douglas County, Nebraska, covering that certain premises described as:

LOT 3, PRIME BUSINESS PARK REPLAT ONE, AN ADDITION TO THE CITY OF  
OMAHA, AS SURVEYED, PLATTED AND RECORDED, IN DOUGLAS COUNTY,  
NEBRASKA.

that a breach of an obligation for which the trust property was conveyed had occurred, and setting forth the nature of such breach and of its election to sell or cause to be sold such property to satisfy the obligation. Said Notice of Default was filed for record in the Office of the Register of Deeds of Douglas County, Nebraska, on April 16, 2018, as Instrument No. 2018027983.

A copy of such Notice of Default was thereafter mailed to all parties entitled to notice pursuant to said Deed of Trust and in compliance with Neb. Rev. Stat. §76-1008.

Subsequent thereto, beginning on May 23, 2018, Grantor caused to be published in The Daily Record, a newspaper having a general circulation in Douglas County, Nebraska, a Notice of Trustee's Sale setting forth a description of the property to be sold and stating that the described property would be sold at public auction at the Roskens Room F02, on the Farnam Level of the Omaha-Douglas Civic Center, 1819 Farnam Street Omaha, Nebraska to the highest bidder for cash or certified or cashier's check at 9:00 AM on July 2, 2018, with payment in full to be made by 5:00 p.m. at the offices of Equitable

Bank. Publication of such notice was made for five consecutive weeks on **May 23, May 30, June 6, June 13 and June 20 all in 2018**, the last publication being at least ten (10) days but not more than thirty (30) days prior to the date of sale.

A copy of such notice of the time and place of sale was thereafter mailed to all parties entitled to notice pursuant to said Deed of Trust and in compliance with Neb. Rev. Stat. §76-1008.

Pursuant to said Notice of Trustee's Sale, Grantor did at the time and place mentioned in said Notice of Trustee's Sale, offer said property for sale at public auction, and did sell the same to Grantee for the sum of \$895,000.00, it being the highest bidder therefor.

NOW, THEREFORE, in consideration of the premises and of the sum of \$895,000.00 so bid and paid as aforesaid, Grantor does hereby grant and convey unto said Grantee, its successors and assigns forever, all the estate, right, title and interest of which the said Nebraska Building Group, Inc., and its successors in interest, were seized or possessed at the time said Deed of Trust was given, or at any time thereafter, in and to the premises sold as aforesaid, to-wit:

LOT 3, PRIME BUSINESS PARK REPLAT ONE, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED, IN DOUGLAS COUNTY, NEBRASKA.

To have and to hold said real estate, with all the appurtenances thereto belonging to said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand this 10 day of October, 2018.

EQUITABLE BANK, a banking corporation,  
Trustee and Grantor

By:   
Its:

COMMUNITY BANK President  
Doug Nodgaard (KB)

STATE OF NEBRASKA )

) ss.

COUNTY OF DOUGLAS )

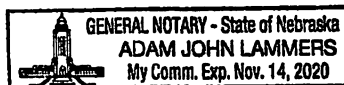
The foregoing instrument was acknowledged before me this 10 day of October, 2018 by Adam Lammers, Vice President of Equitable Bank, a banking corporation, Trustee and Grantor.

Doug Nodgaard (KB)

  
Notary Public

My Commission Expires:

11-14-2020



# Real Estate Transfer Statement

FORM  
521

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number DOUGLAS - 28		3 Date of Sale/Transfer Mo. 7 Day 21 Yr. 2018		4 Date of Deed Mo. 10 Day 10 Yr. 2018	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Equitable Bank TR Street or Other Mailing Address 10855 West Dodge Road, Suite 110 City Omaha State NE Zip Code 68154 Phone Number (402) 827-8100 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Prime Real Estate, LLC Street or Other Mailing Address 22145 West Maple Road, P.O. Box 131 City Elkhorn State NE Zip Code 68022 Phone Number (402) 884-8470 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> TOLL		<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt				<input type="checkbox"/> Mobile Home	
8 Type of Deed		<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death		<input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Sheriff <input checked="" type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty		Other _____	
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		10 Type of Transfer		<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input checked="" type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Inevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)			
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child							

14 What is the current market value of the real property? \$586,000		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18 Address of Property 3603 N. 222 Elkhorn, NE 68022		19 Name and Address of Person to Whom the Tax Statement Should be Sent Prime Real Estate, LLC 22145 West Maple Road PO Box 131 Elkhorn, NE 68022	
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land			

20 Legal Description  
Lot 3, Prime Business Park Replat One, an Addition to the City of Elkhorn, as surveyed, platted and recorded in Douglas County, Nebraska.

21 If agricultural, list total number of acres 4

22 Total purchase price, including any liabilities assumed		22	\$	895,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)		23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)			\$	895,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.  
Prime Real Estate, LLC  
Print or Type Name of Grantee or Authorized Representative  
Signature of Grantee or Authorized Representative  
Title  
Date 10/23/18  
Phone Number (402) 884-8470

Register of Deeds Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. _____ Day _____ Yr. _____	27 Value of Stamp or Exempt Number \$	28 Recording Data	

Grantee—Retain a copy of this document for your records.