

1002-225624-RTT

PARTIAL DEED OF RECONVEYANCE

WHEREAS, a portion of the indebtedness secured by First Amended and Restated Credit Agreement dated January 24, 2013 as amended from time to time and partially secured by Deed of Trust, Security Agreement and Assignment of Rents and Leases dated January 24th, 2013, executed by Furniture Row USA, LLC, a Colorado limited liability company, formerly known as Visser Real Estate Investments, as "Trustor" in favor of Steven C. Turner, as Trustee for the benefit of U.S. Bank National Association, a national banking association, as Beneficiary, and recorded in the office of the Register of Deeds of Douglas County, Nebraska, on January 29th, 2013 as Instrument No. 2013009605; and additionally secured by Assignment of Leases, Rents and Profits executed by Furniture Row USA, LLC, a Colorado limited liability company, Borrower, in favor of U.S. Bank National Association, a national banking association, Lender, dated January 24, 2013, filed January 29, 2013 as Instrument No. 2013009606, Official Records, Douglas County, Nebraska, has been paid. In consideration of such payment and in accordance with the request of the Beneficiary of the Trust Note and Trust Deed, the Trustee hereby reconveys to the parties entitled thereto, without warranty, all of the right, title, interest, claim and lien acquired by the Trustee pursuant to the Trust Deed in and to the following legally described real property, to-wit:


SEE EXHIBIT A ATTACHED HERETO AND
MADE A PART HEREOF FOR ALL PURPOSES

Dated this 8 day of September 2017

(Trustee)
Steven C. Turner
Steven C. Turner

STATE OF Nebraska)
) ss.
COUNTY OF Douglas)

On this 8th day of Sept., 2017, before me, the undersigned, a Notary Public within and for said county and state, personally came Steven C. Turner, of Baird Holm LLP, to be personally known to be the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be his respective voluntary act and deed, on behalf of US Bank.

 GENERAL NOTARY - State of Nebraska
SUSAN M BATTEN
My Comm. Exp. Sept. 19, 2020

Susan M. Batten
Notary Public

REQUEST FOR RECONVEYANCE

The Beneficiary hereby requests the Trustee, Steven C. Turner, to reconvey the real estate described above to all persons entitled thereto.

U.S. Bank National Association,
a national banking association

By: *Kyle A. Campagna*
Name: Kyle A. Campagna
Title: Assistant Vice President

STATE OF Colorado)
)ss.
COUNTY OF Denver)

On this 1 day of Sept., 2017, before me, the undersigned, a Notary Public within and for said county and state, personally came Kyle A. Campagna
AVP of U.S. Bank NA, to be personally known to be the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be his respective voluntary act and deed, on behalf of said
Bank.

Debra R Calderone
Notary Public

DEBRA R CALDERONE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134000932
MY COMMISSION EXPIRES 01/15/2021

Return to:
Republic Title of Texas, Inc.
2626 Howell Street, 10th Floor
Dallas TX 75204

EXHIBIT A
PROPERTY

That part of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 15 North, Range 12 East of the 6th P.M., in the City of Omaha, Douglas County, Nebraska, more particularly described as follows: Beginning at a point which is 40 feet East and 410 feet North of the Southwest corner of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 24, (which point is on the East side of a 7 foot strip of ground lying on the East side of 72nd Street, which strip was taken by the City of Omaha under Ordinance 16191 for sewer purposes); thence East on a line parallel to the North line of Dodge Street, a distance of 363.0 feet; thence North on a line parallel to the East line of 72nd Street, a distance of 140.0 feet; thence West on a line parallel to the North line of Dodge Street, a distance of 363.0 feet to a point on the East line of the 7 foot strip taken by the City of Omaha adjoining 72nd Street on the East; thence South along a line parallel to the East line of 72nd Street, a distance of 140.0 feet, to the point of beginning, EXCEPTING THEREFROM that portion conveyed to the City of Omaha by Warranty Deed filed August 28, 2000, in Book 2161 at Page 150, described as : Beginning at a point 380.00 feet north of and 40 feet east of the Southwest corner of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, hence N02°09'56"W a distance of 170 feet; thence N87°50'02"E a distance of 21.26 feet; thence S21°08'48"W a distance of 10.10 feet; thence S03°25'22"E a distance of 114.70 feet; thence S34°33'47"E a distance of 9.51 feet; thence S02°03'34"E a distance of 37.99 feet; thence S87°50'03"W a distance of 24.80 feet to the point of beginning.

Together with a non-exclusive easement for ingress and egress over a strip of property described as follows: Commencing at a point 40 feet East and 410 feet North of the Southwest corner of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 24; thence East on a line parallel to the North line of Dodge Street, a distance of 413.0 feet; thence South on a line parallel to the East line of 72nd Street, for a distance of 30.0 feet; thence West on a line parallel to the North line of Dodge Street, a distance of 413.0 feet; thence North on a line parallel to the East line of 72nd Street, a distance of 30 feet, to the place of beginning, such easement shall permit use of said strip for ingress and egress of pedestrian and vehicular traffic; it being understood, however, that said 30 foot strip shall at all times be kept open and free for the movement of traffic, and that no vehicles will, at any time, be parked thereon.

NOTE: A PORTION OF THE ABOVE DESCRIBED PROPERTY IS NOW KNOWN AS: LOT 1, FURNITURE ROW 78, AN ADDITION TO THE CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA RECORDED IN INSTRUMENT NO. 2017012908.