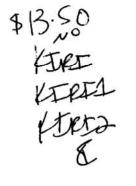
Inst # 2011039042 Thu Sep 08 15:37:23 CDT 2011
Filing Fee \$13 50 Stamp Tax \$0 00 Exempt 22 opolso
Lancaster County, NE Assessor/Register of Deeds Office TRDEED
Pages 2



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

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

That a Deed of Trust was made and entered into on or about February 15, 2006, by and between LRDF 1 Lincoln, LLC by and through Lockwood Retail Development GP LLC, a Nebraska limited liability company, its authorized manager, by and through Lawrence R. James, II, its member, as Trustor, and First National Bank of Omaha, a national banking association, Beneficiary, wherein First National Bank of Omaha, a national banking association was named Trustee. This Deed of Trust was recorded February 16, 2006 in the Records of the Register of Deeds of Lancaster County, Nebraska as Instrument No 2006007602.

Hereinafter the Trustee, First National Bank of Omaha, a national banking association, will be referred to as GRANTOR

The GRANTOR in consideration of Four Million Six Hundred Seventy-Four Thousand Two Hundred Twenty-Four Dollars and Sixty-Seven Cents (\$4,674,224.67) and other valuable consideration received from First National Bank of Omaha, a national banking association, hereinafter GRANTEE, does hereby grant, bargain, sell, convey and confirm unto GRANTEE the following described real property in Lancaster County, Nebraska:

Parcel 1: Lots 9 and 10, except that part conveyed to the City of Lincoln, Nebraska by Warranty Deed recorded August 1, 2003 as Inst. No 2003-75652, King Ridge Addition, Lancaster County, Nebraska

Parcel 2: Outlots D & E. except that part conveyed to the City of Lincoln, Nebraska by Warranty Deed recorded August 1, 2003 as Inst. No. 2003-75652 and all of Outlots C and F, Block 1, all in King Ridge 1st Addition, Lincoln, Lancaster County, Nebraska

Parcel 3: Outlot A, King Ridge 2nd 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 LRDF 1 Lincoln, LLC by and through Lockwood Retail Development GP LLC, a Nebraska limited liability company, its authorized manager, by and through Lawrence R. James, II, its member. 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 April 22, 2011, as Instrument No. 2011018175, 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.

Walinton

- That Trustor, LRDF 1 Lincoln, LLC by and through Lockwood Retail Development GP LLC, a Nebraska limited liability company, its authorized manager, by and through Lawrence R. James, II, its member, failed to cure the default referenced in the Notice of Default within 30 days after the recording of the Notice of Default.
- 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 prepaid, to all parties entitled to notice, pursuant to said Deed of Trust and in compliance with Neb. Rev. Stat. § 76-1008.
- GRANTOR published the Notice of Trustee's Sale, to be held on July 5, 2011 at 9:00 A.M., inside the East door of the Lancaster County Courthouse, Justice and Law Enforcement Center (10th St. entrance), 575 S. 10th St., 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 May 27, 2011, and ending June 24, 2011. The last publication of Notice was at least ten (10) days prior to the scheduled Trustee's Sale, to be held on July 5, 2011, and said scheduled sale was not later than thirty (30) days after the last publication of Notice.
- GRANTOR actually conducted the sale of the real property at public auction on August 19, 2011 after being postponed from the scheduled Trustee's Sale of July 5, 2011, which postponed sale was held at or about 9:00 A.M., inside the East door of the Lancaster County Courthouse, Justice and Law Enforcement Center (10th St. entrance), 575 S. 10th St., in the City of Lincoln, Lancaster County, Nebraska GRANTOR accepted the bid of First National Bank of Omaha, a national banking association, in the sum of Four Million Six Hundred Seventy-Four Thousand Two Hundred Twenty-Four Dollars and Sixty-Seven Cents (\$4,674,224.67) 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 to be held on July 5, 2011, but actually postponed and held on August 19, 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 19^{T*} day of August, 2011.

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

First National Bank of Omaha, a national banking association, Trustee.

STATE OF NEBRASKA

COUNTY OF DOUGLAS

On this 197 day of August, 2011, before me the undersigned, a Notary Public duly commissioned and qualified for said county, personally came Scott W. Danrow, VP First National Bank of Omaha, a national banking association, 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 the voluntary act and deed of such person and said organization.

WITNESS my hand and notarial seal the date last aforesaid.

PAMELA M. WAITE Comm. Exp. Dec. 20, 2014 Amela M. Waite
Notary Public