

CORPORATE WARRANTY DEED

THE GRANTOR, UNITED EQUITY, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, in consideration of **Ten Dollars and other valuable consideration** receipt of which is hereby acknowledged, conveys to **LINCOLN HOMEBUYERS LLC, A NEBRASKA LIMITED LIABILITY COMPANY, GRANTEE**, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in **Lancaster County, NE :**

Lot 1 Block 2, Evandale Estates First Addition, Waverly, Lancaster County, Nebraska.

More commonly known as 10120 N 149 St, Waverly, NE, 68462

THE GRANTOR covenants with Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed: 31st day of July, 2018

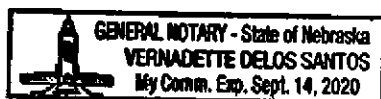
UNITED EQUITY, LLC, a Nebraska limited liability company

By: *Ryan Bouc*
Ryan Bouc, Member

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

On 31st day of July, 2018, before me, a Notary Public in and for said County, personally came the above named Ryan Bouc, Member, United Equity, LLC, a Nebraska limited liability company, who is personally known to me to be the identical person whose name is affixed to the above instrument as grantor and he acknowledged said instrument to be his voluntary act and deed and the voluntary act and deed of said company.

WITNESS my hand and notarial seal the date last aforesaid.



Vernaquette Delos Santos
Notary Public

My Commission Expires: 9/14/2020

EVAES1

MARGIN ABOVE RESERVED FOR RECORDING INFORMATION

PLEASE MAIL ORIGINAL TO:
UNITED EQUITY, LLC
PO BOX 5946
LINCOLN, NE 68505

TRUSTEE'S DEED UNDER SALE

DATE OF INSTRUMENT: July 17, 2018

**GRANTOR: Edward E. Brink
Successor Trustee
c/o SouthLaw, P.C.
10855 W Dodge Road Suite 230
Omaha, NE 68154**

**GRANTEE: United Equity, LLC
PO Box 5946
Lincoln, NE 68505**

LEGAL DESCRIPTION: Lot 1, Block 2, Evandale Estates First Addition, Waverly, Lancaster County, Nebraska (the "Property")

A Deed of Trust was made and entered into on or about August 28, 2009, by and between Morris H Bishay and Faten Z Bishay, as Trustor(s), and Mortgage Electronic Registration Systems, Inc., as nominee for Lincoln Federal Savings Bank, its successors and assigns, which Deed of Trust was recorded on September 8, 2009, as Document No. 2009049323 in the records of the Register of Deeds of Lancaster County, Nebraska.

Edward E. Brink, was appointed successor trustee pursuant to an Appointment of Successor Trustee which was recorded on May 7, 2018 in the records of the Register of Deeds of Lancaster County, Nebraska.

File No. 208238



EVAES1

Edward E. Brink, Successor Trustee, referred to as Grantor, in consideration of \$254,100.00 and other valuable consideration received from United Equity, LLC, does grant, bargain, sell, convey and confirm unto United Equity, LLC, the following described real property in Lancaster County, Nebraska:

Lot 1, Block 2, Evandale Estates First Addition, Waverly, Lancaster County, Nebraska

commonly known as 10120 North 149th Street, Waverly, NE 68462.

To have and to hold the above-described premises together with all tenements, hereditaments and appurtenances belonging unto United Equity, LLC, forever.

GRANTOR makes the following covenants with United Equity, LLC:

1. Morris H Bishay and Faten Z Bishay, as Trustor(s), failed to pay the payments which were contractually due, and the Grantor, elected to declare the entire unpaid principal balance, together with interest at once immediately due and payable.
2. A Notice of Default was recorded by Grantor on May 7, 2018, in the records of the Register of Deeds of Lancaster County, Nebraska, as Instrument 2018016818. Within 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 the Deed of Trust and in compliance with Neb. Rev. Stat. §76-1008 (Reissue 2003).
3. Morris H Bishay and Faten Z Bishay failed to cure the default referenced in the Notice of Default within thirty (30) days after recording of the Notice of Default.
4. A Notice of Trustee's Sale was executed by Grantor. At least 20 days prior to the scheduled 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 the Deed of Trust and in compliance with Neb. Rev. Stat. §76-1008 (Reissue 2003).
5. Grantor published the Notice of Trustee's Sale, which was held on July 17, 2018 at 3:00 PM, at the East Door of the Lancaster County Courthouse, Lincoln, Lancaster County, Nebraska, which Notice was published in Lincoln Journal Star, once a week for 5 consecutive weeks, commencing on June 7, 2018. The last publication was at least 10 days prior to the scheduled Trustee's Sale of July 17, 2018, and the scheduled sale date was not later than 30 days after the last publication of Notice.
6. Grantor conducted the sale, through his attorney, of the real property at public auction on July 17, 2018 at or about 3:00 PM, at the East Door of the Lancaster County Courthouse, Lincoln, Lancaster County, Nebraska. Grantor accepted the bid of United Equity, LLC, in the sum of \$254,100.00 as the highest bid upon the real property. The Grantor has complied with the requirements of Neb. Rev. Stat. §76-1001 through §76-1018 (Reissue 2003), in the exercise of the sale of the real property described above at the trustee's Sale that was scheduled and published to be held, and actually conducted, on July 17, 2018.

This Deed shall operate to convey to the Grantee, United Equity, LLC, the grantor's title and all right, title, interest and claim of the Trustor(s), and his or her successors in interest and of all persons claiming by, through and 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(s) 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

\$5.50

93697

NT

Dan Galt

REGISTER OF DEEDS

INST. NO 2000

2000 APR 20 P 2:28

016370

BLOCK

CODE

6181

CHECKED

ENTERED

EDITED

NEBRASKA DOCUMENTARY
STAMP TAX

APR 20 2000

WARRANTY DEED

\$ 50.75 BY TC

FUCHSER LAND COMPANY LTD, LIMITED PARTNERSHIP, Grantor, whether one or more, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, conveys to Morris H. and Faten Z. Bishay, as Joint Tenants, Grantee, the following described real estate (as defined in Neb. Rev. Stat. § 76-201) in Lancaster County, Nebraska:

Lot One (1), Block Two (2), Evandale Estates 1st Addition, Waverly, Lincoln, Lancaster County, Nebraska

Grantor covenants (jointly and severally, is more than one) with the Grantee that Grantor:

- (1) is lawfully seised of such real estate and that it is free from encumbrances
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed: April 17, 2000

Fuchser Land Company, LTD

Wayne A. Trout, Pres
Wayne A. Trout

State of Nebraska
County of Lancaster

The foregoing instrument was acknowledged before me on April 17, 2000, 1999 by Wayne A. Trout, on behalf of Fuchser Land Company, LTD., a Nebraska Limited Partnership.



Loreeta Jo Baker
Signature of Person Taking Acknowledgment

NOTARY

S. 50 Home R.F. Pd

43.00.0009