

NEBRASKA DOCUMENTARY
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State of Nebraska Gage County ss. Entered
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INSTRUMENT NO. **2019-03138**



Register of Deeds

Pages 2 By DJS
Recording Fees \$16.00
Totals Fees \$16.00

Upon Recording Return to:
Andrew R. Willis
Cline Williams Wright Johnson & Oldfather, L.L.P.
233 S. 13th Street, Suite 1900
Lincoln, NE 68508

DEED IN LIEU OF FORECLOSURE

RGH Properties, LLC, a Nebraska limited liability company ("Grantor"), in receipt of valuable consideration received from NGRE Beatrice, LLC, a Nebraska limited liability company ("Grantee"), conveys to Grantee the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

Lot One (1), Burnham Addition to the City of Beatrice, Gage County, Nebraska; and A portion of Lot One (1) of the North Commerce Addition to the City of Beatrice, Gage County, Nebraska more completely described as follows:

Beginning at the Northwest corner of Lot 1, thence East along the North line of Lot 1 a distance of 425.90 feet to the Northwest corner of Burnham Addition; thence South along the West line of Burnham Addition a distance of 300.00 feet to the Southwest corner of Burnham Addition; thence West on a bearing of N89°31'50"W a distance of 425.90 feet more or less to the West line of the North Commerce Addition; thence North along the West line of the North Commerce Addition to the point of beginning

To have and hold the above-described real property, together with all tenements, hereditaments, and appurtenances thereto belonging unto Grantee and to Grantee's heirs and assigns forever.

The conveyance hereby is made subject to (1) that certain Deed of Trust dated May 1, 2017 made by RGH Properties, LLC, in which Frontier Bank is named as beneficiary and trustee, and filed with the Register of Deeds of Gage County, Nebraska, on May 3, 2017 as Instrument No. 2017-01296; and (2) that certain Assignment of Deed of Trust dated July 19, 2019 made by Frontier Bank as Assignor, in which NG Real Estate, LLC is named as Assignee, and filed for record with the Register of Deeds of Gage County, Nebraska on August 23, 2019 as Instrument No. 2019-02159 in the records of the Register of Deeds of Gage County, Nebraska (collectively, the "Deed of Trust"). The title conveyed hereunder shall not merge with the Grantee's interest previously conveyed to Grantee under the Deed of Trust, and any assignment thereof, and the lien of the

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