

89-18056

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

Dean J. Jungers, Attorney at Law, Trustee, in the exercise of the power of sale conferred upon it, does hereby exercise and deliver this indenture.

WHEREAS, for valuable consideration on December 31, 1986, MBA Limited, a Nebraska Limited Partnership, as Trustors, executed and delivered their Deed of Trust to Dean J. Jungers as Trustee and to College Associates, Inc., a Nebraska corporation, as Beneficiary, conveying the real estate hereinafter described in trust, with power of sale, in accordance with the terms and provisions set forth therein; that said Deed of Trust was thereafter filed on December 31, 1986, in the office of the Register of Deeds of Sarpy County, Nebraska, and recorded in Book 205 at Page 13210.

WHEREAS, the Trustors, having defaulted in the obligation secured thereby and the Beneficiary, having delivered to the Trustee a written declaration of default and having deposited with the Trustee all promissory notes, together with Notice of Default, and

WHEREAS, in compliance with Nebraska Statutes, and particular §76-1006, R.R.S. 1943, the Trustee, acting by and through its attorney, filed a Notice of Default and Election to Sell in the office of the Register of Deeds of Sarpy County, Nebraska, as noted in Book 89 at Page 6933 of the Register of Deeds records, which Notice and filing fully complied with the requirements of said statutes, and

WHEREAS, the Trustee, acting by and through his attorney, thereafter mailed a copy of said Notice of Default and Election to Sell, with recording date shown thereon, to those persons and in the manner specified by Nebraska statutes, and particularly §76-1008, which mailing fully complied with the requirements of said statutes, and

WHEREAS, the Trustee, acting by and through is attorney, thereafter published a copy of the Notice of Trustee's Sale, which Notice and publication were in all respects in compliance with Nebraska statutes, and particularly with §76-1007 and §76-1008, and

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WHEREAS, the Trustee, acting by and through its attorney, thereafter mailed a copy of said Notice of Sale to those persons and in the manner specified by Nebraska statutes, and particularly §76-1008, which mailing was in all respects in compliance with said statutes, and

WHEREAS, in compliance with Nebraska statutes, and particularly §76-1009, on December 15, 1989, at 10:00 a.m., being at the time and place designated in the Notice of Sale, the Trustee, acting by and through its attorney, sold said property at public auction for valuable consideration to College Associates, which sale fully complied with the requirements of said statutes.

NOW, THEREFORE, by virtue and in execution of the power of sale granted to said Trustee, and for valuable consideration (\$900,000.00), Dean J. Jungers, Trustee does hereby grant, bargain, sell, convey and confirm unto the College Associates, Inc., a Nebraska Corporation, the following described real estate in Sarpy County, Nebraska, to-wit:

Tax Lots 1A-2C1, 1B-2C1, 1C-2C1, 1D-2C1, 1E-2C1, 1F-2C1, 1G-2C1, 1H-2C1, 1I-2C1, Lot 1B and part of Lot 2C1 ~~Lawre. Add. No. 1~~, as platted and recorded, and all in Section 36, T 14 N, R 13 E of the 6th P.M., Sarpy County, Nebraska, being more particularly described as follows: Beginning at the Northeast corner of said Tax Lot 1B-2C1, thence S 00°32'15"E (assumed bearing) 539.85 feet along the West R.O.W. line of Wayne Street, thence S 89°45'21"W 22.99 feet, thence S 00°32'15"E 28.43 feet, thence S 89°52'31"W 47.00 feet, thence S 46°47'36"W 73.20 feet, thence S 00°15'35"W 157.48 feet, thence S 84°34'43"W 221.10 feet, thence N 26°49'03"W 138.14 feet, thence N 20°18'02"W 14.61 feet, thence N 09°32'59"W 9.14 feet, thence N 04°43'48"W 190.68 feet, thence N 00°02'48"W 203.76 feet, thence N 07°56'57"E 14.58 feet thence N 20°23'30"E 254.73 feet to the North line of said Lot 2C1, thence N 89°19'26"E 332.89 feet along said North line of said Lot 1B-2C1 to the point of beginning. Described tract contains 6.65 acres, more or less, and excepting therefrom any interest in road right-of-way.

TO HAVE AND TO HOLD the premises above described, together with all the tenements, hereditaments and appurtenances thereunto belonging unto the said College Associates, Inc., a Nebraska Corporation.

IN WITNESS WHEREOF, the said Trustee has hereunto set its hand and seal this 15 day of December, 1989.

