

FILED SARPY CO. NE

BOOK 162 OF Deeds

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TRUSTEE'S DEED

*Shirley A. Dowling*

KNOW REGISTERED DEEDS THESE PRESENTS:

That William R. Reinsch, Trustee, upon a Deed of Trust made and entered into on or about December 13, 1983 by and between Jedlacek Bros., Inc., Trustor, and Home State Bank, Louisville, Nebraska as Beneficiary, said Deed of Trust filed in Book 202 at Page 7528, of the Mortgage Records of the Register of Deeds Office of Sarpy County, Nebraska, herein called the GRANTOR, in consideration of Thirty-five Thousand Eight Hundred Eighty-four and 67/100 Dollars (\$35,884.67), and other valuable consideration, received from GRANTEE, does hereby grant, bargain, sell, convey and confirm unto Home State Bank, Louisville, Nebraska, a body politic, and corporate organized and existing under the laws of the State of Nebraska, herein called the GRANTEE, the following described real property in Otoe County, Nebraska:

A tract of land located in the Southwest Quarter of Section 31, Township 14 North, Range 11, East of the 6th P.M., Sarpy County, Nebraska, and more particularly described as follows: Beginning at the Northwest corner of the Southwest Quarter of Section 31, Township 14 North, Range 11, East of the 6th P.M.; thence N 87 24'24"E 2427.77 feet; thence S2 46'23"E 1321.75 feet; thence S87 27'20"W 2480.38 feet; thence N2 26'34"W 1319.87 feet to the point of beginning, except Lots 1 through 69 in Devonshire Estates, a subdivision in Sarpy 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 GRANTEE'S successors and assigns forever.

GRANTOR does hereby covenant with the GRANTEE and the GRANTEE'S successors and assigns:

(1) That Sedlacek Bros., Inc, 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 filed by GRANTOR on January 12, 1987 in Book 60 at Page 87 of the Miscellaneous

*Reinsch*

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Records in the Register of Deeds Office of Sarpy County, Nebraska. A copy of the Notices of Default was served upon Sedlacek Bros., Inc., by certified mail, postage prepaid, on January 9, 1987.

(3) That Trustor, Sedlacek Bros., Inc. failed to cure default referenced in the Notice of Default within thirty (30) days after the filing of the Notice of Default;

(4) That a Notice of Trustee's Sale was filed by GRANTOR in the Miscellaneous Records of Sarpy County, Nebraska. A copy of the Notice Trustee's Sale was served upon Sedlacek Bros., Inc, by certified mail, postage prepaid on May 5, 1987.

(5) GRANTOR published Notice of Trustee's Sale, to be held on June 11, 1987 at 10:00 A.M. at the west door of the Sarpy County Courthouse in the City of Papillion, Sarpy County, Nebraska, which Notice was published in The Papillion Times of Papillion, Nebraska, once a week for five (5) consecutive weeks, commencing on April 30, 1987 and ending on May 28, 1987. The last publication of notice was at least ten (10) days prior to the Trustee's Sale, held on June 11, 1987, and said sale was not later than thirty (30) days after the last publication of Notice.

(6) GRANTOR conducted the sale of the real property at public auction on June 11, 1987 at 10:00 A.M at the West door of the Sarpy County Courthouse in the City of Papillion, Sarpy County, Nebraska. GRANTOR accepted the bid of Home State Bank a body politic and corporate organized and existing under the laws of the State of Nebraska, in the sum of Thirty Thousand Dollars, as the highest bid upon said real property. GRANTOR has complied with the requirements of the above-referenced Deed of Trust and the requirements of Nebraska Statutes, Section 76-1001 through Section 76-1018, 1965, in the exercise of the sale of the real property described herein at the Trustee's Sale held on June 11, 1987.

This Deed shall operate to convey to the GRANTEE, without right of redemption, the GRANTOR'S title and all right, title, interest and claim of the Trustor, and its successors in interest and of all persons claiming by, through or under it, 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 its 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

