

ASSIGNMENT OF MORTGAGE AND SECURITY DOCUMENTS

KNOW ALL MEN BY THESE PRESENTS, That Charter American Mortgage Company, a Missouri corporation, hereinafter called ASSIGNOR, in consideration of the sum of Ten Dollars (\$10) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, does hereby grant, sell, assign, transfer, set over and convey unto National Fidelity Life Insurance Company, having its principal office at 5200 Metcalf, Overland Park, Kansas hereinafter called ASSIGNEE, its successors and assigns, one: certain Mortgage dated the 2nd day of August, 1983, executed by Kroh Brothers Development Company as Mortgagor to ASSIGNOR as Mortgagee, covering the following described property:

See Exhibit "A" attached hereto and incorporated herein.

and given to secure the payment of the original principal sum of Two Million and No/100 Dollars (\$2,000,000), and the interest thereon, duly filed for record on the 2nd day of August, 1983, in Book 2593, Page 177, of the records of Douglas County, Nebraska together with the note, debt, lien, assignment of leases, security agreement and UCC financing statements, all of even date therewith, hereinafter collectively referred to as Security Documents, and all claims secured by said Mortgage and the covenant contained in said Mortgage, and ASSIGNOR hereby covenants, promises and agrees to and with ASSIGNEE that it is the legal and equitable owner of said note, Mortgage and Security Documents with full power to sell and assign the same; that there is now due and owing upon said note and Mortgage the sum of \$2,000,000 principal, together with interest thereon as set forth in said note, and that there are no offsets, credits, or defenses to said note or Mortgage and that amount due thereof; that it

has executed no release, discharge, satisfaction or cancellation of said Mortgage or Security Documents; and that it has executed no instrument of any kind affecting the Mortgage and Security Documents or the note or the liability of the maker or makers thereof.

CHARTER AMERICAN MORTGAGE COMPANY

By

Thomas J. Turner, III

Attest:

Linda J. Ewing
Secretary

STATE OF Missouri)
COUNTY OF Jackson) ss.

On this 29th day of July, 1983 before me, appeared Thomas J. Turner, III to me personally known, who being by me duly sworn, did say that he is the President of Charter American Mortgage Co. a corporation, and that the seal affixed to the foregoing instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said person acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Kansas City, Missouri, the day and year last above written.

Patricia A. Silva
Notary Public

My commission expires:

PATRICIA A. SILVA
Notary Public - State of Missouri
Commissioned in Jackson County
My Commission Expires Feb. 6, 1987

Exhibit A

Lots 1, 3 and 4, Maple 108 Shopping Center, an addition to the City of Omaha, as surveyed, platted and recorded, Douglas County, Nebraska.

J. C. Knight

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C. HAROLD OSTLER
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

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