

**TITLECORE, LLC
TITLE SEARCH WORKSHEET (Douglas County)**

FILE NO: 113 276

EFFECTIVE DATE: 5-30-13 ~~9-24-13~~

LEGAL DESCRIPTION: pt of NE 1/4 1-15-70

** See attached*

[an Addition to the City of _____] -or- [a Subdivision] (circle one)
as surveyed, platted and recorded, in Douglas County, Nebraska.

TITLEHOLDER: Dottsch Brothers, L.L.C. a Nebraska

limited liability company Successor by merger to Dotsch Family Farms, a NE gen partnership

[H & W, ajt] [H & W, atic]

PROPERTY ADDRESS: _____

see commitment / a get shew interim deed

FIELD BOOK: OC

KEY NUMBER: 0542-0006-01

ADDITION NO.: _____

SID NO.: 120

TAX YEAR: 20 12 120 13

SPLIT: Yes _____ No _____

TOTAL TAX: \$ 6,540.90

PFOR: _____

1ST HALF: \$ 3,270.45

Date _____ Kind _____

PAID DATE: 3-25-13 Unpd

PCMP: _____

2ND HALF: \$ 3,270.45

CMPP: _____

PAID DATE: 8-1-13 Unpd

BLDG: _____ **BLDP:** _____

HOMESTEAD/AGUSE: yes

UNPAID BACK YEARS: _____

TAX SALE: Yes _____ No X Date of Sale: _____ Certificate No. _____

TAX SPLIT KEY NO: 025

COMPUTER TAX LEGAL: -exp rds + irreg 1.09 ac + irreg 4.5 ac NE Corn + irreg front annexed to S10 S13 S42 NE - NE 1/4 1-15-70

SPECIAL ASSESSMENTS: Yes _____ No X

SEQ TYPE DATE LEVIED TOTAL AMOUNT INST. PAID INST. ALLOWED

SEQ	TYPE	DATE LEVIED	TOTAL AMOUNT	INST. PAID	INST. ALLOWED

Post Date

Search Date

Taxes:	Specials:
<u>6-7-13</u>	<u>6-7-13</u>
<u>10-1-13</u>	<u>10-1-13</u>
<u>10-21-13</u>	<u>10-21-13</u>
<u>10-23-13</u>	<u>10-23-13</u>
<u>1-20-14</u>	<u>1-20-14</u>

<u>6-10-13 Bm</u>
<u>10-2-13 RLS</u>
<u>10-22-13 RLS</u>
<u>N/C 10-24-13 @ 3% p.m Bm</u>
<u>1-22-14 RLS</u>

Additional Tax Numbers:

Yes: V No: 110

(If Yes, See Attached)

BUYER(S): Charleston Jones, LLC, a NE LLC

No interest in S.

(Handwritten signature/initials)

Inactive Now

FIELD BOOK: OC
ADDITION NO.: 60000
SID NO.: 561
SPLIT: Yes OK No
PFOR:
 Date _____ Kind _____
PCMP:
CMPP:
BLDG: **BLDP:**
HOMESTEAD/AGUSE: "Aguse"

KEY NUMBER: 0542 0008 01
TAX YEAR: 20 13 120
TOTAL TAX: \$ 2,901.54
1ST HALF: \$ _____
 Paid DATE: _____ Unpd
2ND HALF: \$ _____
 Paid DATE: _____ Unpd
UNPAID BACK YEARS: BYR

TAX SALE: Yes _____ No Date of Sale: _____ Certificate No. _____

TAX SPLIT KEY NO: 0542 0006 01 OK
COMPUTER TAX LEGAL: Irreg. 43.228 Ac. in 510 561 NE 1-15-10

SPECIAL ASSESSMENTS: Yes _____ No
SEQ TYPE DATE LEVIED TOTAL AMOUNT INST. PAID INST. ALLOWED

SEQ	TYPE	DATE LEVIED	TOTAL AMOUNT	INST. PAID	INST. ALLOWED

Post Date _____ Search Date _____
 Taxes: 1-20-14 Specials: 1-20-14 1-22-14 RLS

FIELD BOOK: OC
ADDITION NO.: 60000
SID NO.: _____
SPLIT: Yes OK No
PFOR:
 Date _____ Kind _____
PCMP:
CMPP:
BLDG: **BLDP:**
HOMESTEAD/AGUSE: "Aguse"

KEY NUMBER: 0542 0009 01
TAX YEAR: 20 13 120
TOTAL TAX: \$ 2,736.80
1ST HALF: \$ _____
 Paid DATE: _____ Unpd
2ND HALF: \$ _____
 Paid DATE: _____ Unpd
UNPAID BACK YEARS: _____

TAX SALE: Yes _____ No Date of Sale: _____ Certificate No. _____

TAX SPLIT KEY NO: 0542 0004 01 OK
COMPUTER TAX LEGAL: Irreg. 40.79 Ac. in NE Pt. NE 1/4 1-15-10

SPECIAL ASSESSMENTS: Yes _____ No
SEQ TYPE DATE LEVIED TOTAL AMOUNT INST. PAID INST. ALLOWED

SEQ	TYPE	DATE LEVIED	TOTAL AMOUNT	INST. PAID	INST. ALLOWED

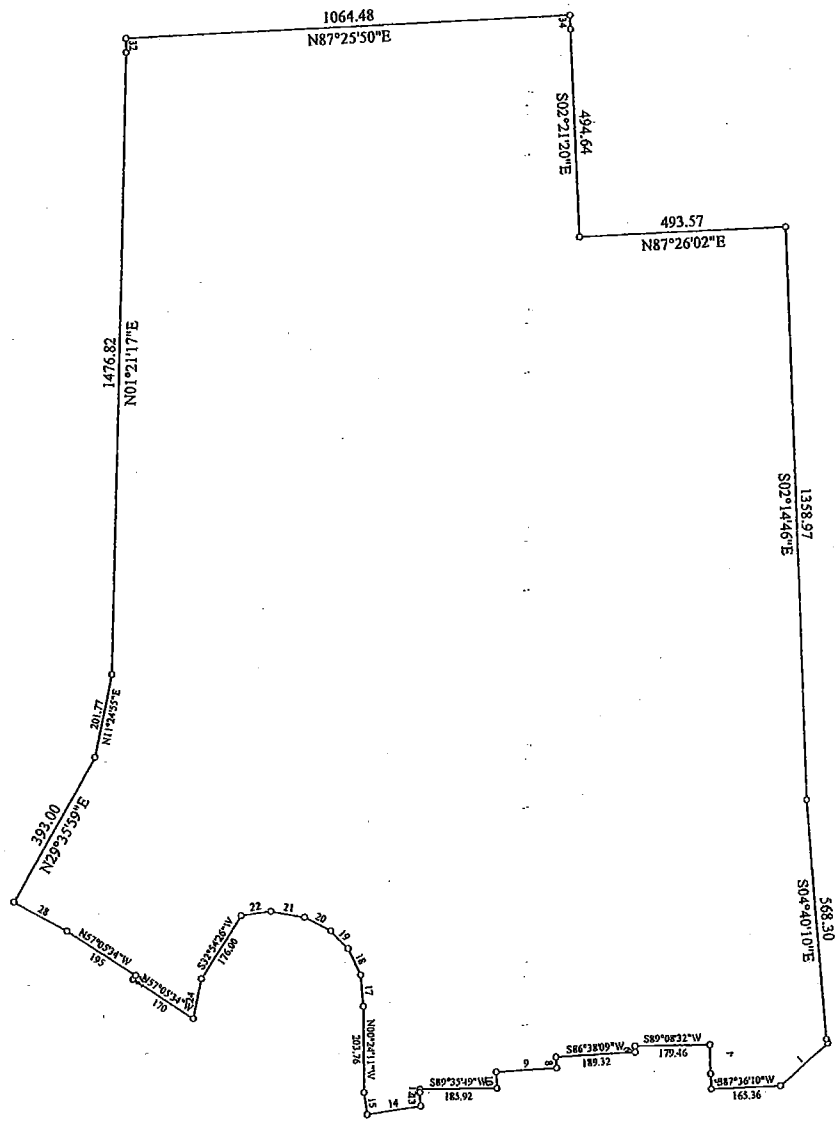
Post Date _____ Search Date _____
 Taxes: 1-20-14 Specials: 1-20-14 1-22-14 RLS

Additional Tax Numbers:
 Yes: _____ No:
 (If Yes, See Attached)

LEGAL DESCRIPTION

PART OF THE NE 1/4 OF SECTION 1, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 87°44'52" WEST (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER FOR 77.61 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 204TH STREET; THENCE NORTH 04°40'10" WEST ALONG SAID WESTERLY RIGHT-OF-WAY FOR 188.40 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY BOUNDARY OF ARBOR RIDGE 2ND ADDITION, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA FOR THE FOLLOWING TWENTY EIGHT (28) COURSES; (1) SOUTH 48°36'14" WEST FOR 152.12 FEET; (2) SOUTH 87°36'10" WEST FOR 165.36 FEET; (3) NORTH 02°23'50" WEST FOR 36.52 FEET; (4) ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 2,543.43 FEET AND A LONG CHORD BEARING NORTH 01°37'39" WEST FOR 68.33 FEET) FOR AN ARC LENGTH OF 68.34 FEET; (5) SOUTH 89°08'32" WEST FOR 179.46 FEET; (6) SOUTH 02°34'02" EAST FOR 14.01 FEET; (7) SOUTH 86°38'09" WEST FOR 189.32 FEET; (8) SOUTH 03°21'51" EAST FOR 26.18 FEET; (9) SOUTH 86°38'09" WEST FOR 144.47 FEET; (10) SOUTH 01°46'12" EAST FOR 38.55 FEET; (11) SOUTH 89°35'49" WEST FOR 185.92 FEET; (12) SOUTH 00°24'11" EAST FOR 7.59 FEET; (13) ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 225.00 FEET AND A LONG CHORD BEARING SOUTH 04°28'39" EAST FOR 31.97 FEET) FOR AN ARC LENGTH OF 32.00 FEET; (14) SOUTH 81°26'54" WEST FOR 131.15 FEET; (15) NORTH 08°31'33" WEST FOR 52.68 FEET; (16) NORTH 00°24'11" WEST FOR 203.76 FEET; (17) NORTH 05°12'41" WEST FOR 74.64 FEET; (18) NORTH 25°44'10" WEST FOR 58.91 FEET; (19) NORTH 44°02'57" WEST FOR 58.85 FEET; (20) NORTH 63°23'21" WEST FOR 70.88 FEET; (21) NORTH 79°51'44" WEST FOR 82.48 FEET; (22) SOUTH 82°01'01" WEST FOR 72.17 FEET; (23) SOUTH 32°54'26" WEST FOR 176.00 FEET; (24) SOUTH 11°13'06" WEST FOR 94.70 FEET; (25) NORTH 57°05'34" WEST FOR 170.00 FEET; (26) NORTH 32°54'26" EAST FOR 11.09 FEET; (27) NORTH 57°05'34" WEST FOR 195.00 FEET; (28) NORTH 61°51'28" WEST FOR 144.19 FEET; THENCE NORTH 29°35'59" EAST FOR 393.00 FEET; THENCE NORTH 11°24'55" EAST FOR 201.77 FEET; THENCE NORTH 01°21'17" EAST FOR 1,476.82 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FORT STREET; THENCE NORTH 02°34'10" WEST FOR 33.00 FEET TO A POINT ON THE NORTH LINE OF SAID QUARTER SECTION; THENCE NORTH 87°25'50" EAST ALONG SAID NORTH SECTION LINE FOR 1,064.48 FEET; THENCE SOUTH 02°34'10" EAST FOR 33.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FORT STREET, SAID POINT ALSO BEING THE NORTHWEST LOT CORNER OF OPPD PROPERTY; THENCE SOUTH 02°21'20" EAST ALONG THE WEST PROPERTY LINE OF SAID OPPD PROPERTY FOR 494.64 FEET TO THE SOUTHWEST CORNER OF SAID OPPD PROPERTY; THENCE NORTH 87°26'02" EAST ALONG THE SOUTH LINE OF SAID OPPD PROPERTY FOR 493.57 FEET TO THE SOUTHEAST CORNER OF SAID OPPD PROPERTY, SAID POINT ALSO LYING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF 204TH STREET; THENCE SOUTH 02°14'46" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 1,358.97 FEET; THENCE SOUTH 04°40'10" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 568.30 FEET TO THE POINT OF BEGINNING. DESCRIBED PROPERTY CONTAINS ±84.08 ACRES EXCLUDING ±0.81 ACRES OF SOUTHERLY FORT STREET RIGHT-OF-WAY.



Title: Gottsch		Date: 08-12-13
Scale: 1 inch = 350 feet	File: Gottsch204.des	

Data and Deed Call Listing of File: Gottsch204.des

Tract 1: 85.037 Acres: 3704211 Sq Feet: Closure = s22.4505e 9.78 Feet: Precision =1/917: Perimeter = 8964 Feet

001=S48.3614W 152.12
002=S87.3610W 165.36
003=N02.2350W 36.52
004: R: R=2542.43, Arc=68.34
Bng=N01.3739W, Chd=68.33
005=S89.0832W 179.46
006=S02.3402E 14.01
007=S86.3809W 189.32
008=S03.2151E 26.18
009=S86.3809W 144.47
010=S01.4612E 38.55
011=S89.3549W 185.92
012=S00.2411E 7.59
013: L: L=225.00, Arc=32
Bng=S04.2839E, Chd=31.97
014=S81.2654W 131.15
015=N08.3233W 52.68
016=N00.2411W 203.76
017=N05.1241W 74.64
018=N25.4410W 68.91
019=N44.0257W 58.85
020=N63.2321W 70.88
021=N79.5144W 82.48
022=S82.0101W 72.17
023=S32.5426W 176.00
024=S11.1306W 94.70
025=N57.0534W 170
026=N32.5426E 11.09
027=N57.0534W 195
028=N61.5128W 144.19
029=N29.3559E 393.00
030=N11.2455E 201.77
031=N01.2117E 1476.82
032=N01.3410W 33.00
033=N87.2550E 1064.48
034=S02.3410E 33
035=S02.2120E 494.64
036=N87.2602E 493.57
037=S02.1446E 1358.97
038=S04.4010E 568.30

FILE NO: _____
BRIEF LEGAL: _____
PRIOR FILE NO: _____
SEARCHER NOTES: _____

JUDGMENT AND TAX LIEN SEARCHES

Search Date:

SELLER/TITLEHOLDER:

nka → Gottsch Family Farms, a NE gen partnership
merged into Gottsch Brothers, L.L.C., a NE LLC 12-8-08 v
In Good Standing With SOS: Yes No _____
Date Checked: 6-11-13, 10-24-13

Bm 5-31-13 OK
OK 9-24-13 RLS
OK 10-16-13 RLS
OK 10-21-13 Bm
OK 1-14-14 RLS

BUYER: Charleston Jones, Inc., a NE LLC

Search Date:

Bm 5-31-13 OK
OK 9-24-13 RLS
OK 10-16-13 RLS
OK 10-21-13 Bm
OK 1-14-14 RLS

In Good Standing With SOS: Yes No _____
Date Checked: 6-10-13, 10-24-13

Judgments / Pending Suits / Tax Liens / Other Liens / Special Requirements:

Interim Buyers:

Gottsch, Brett A. v

William L.

Matthew R

Zachary L.

Tennifer R.

Cheyenne L.

9-24-13 RLS
OK 10-16-13 RLS
OK 10-21-13 Bm
OK 1-14-14 RLS

Tordewing, Nicole P.

941-898 (CI 10-9187449) Petition filed 8-23-95 for Paternity & Support
of Justin D. Bendorf, a Minor Child v Petitioner
Bendorf, Intervenor, vs Brett A. Gottsch, Resp.
Order on Petition for Establishment of Paternity
and Support 7-10-97 Resp. pays CS, Daycare &
Funding a trust. Child was born 4-19-95. nlc 10-22-13
MC 10-24-13

1114-758 (CI 10-9089344) Petition filed 1-12-11, Brett A.
Gottsch, Plaintiff vs Stacy L. Gottsch, Def.
Dissolution. Decree 10-17-12, 2 kids born 1999,
Plf pays CS, alimony, health care for PS Agent. Sealed
A hearing held 10-23-13 - missing exhibits prep table held. nlc 10-22-13
10-24-13

JUDGEMENT SEARCH

BUYER: Gottsch hand Co, a Nebraska Corporation 076-1804
Good Standing [yes] [no]
Date called: OK 10-7-05

SELLER/OWNER: Gottsch Family Farms, a Nebraska general partnership
Good Standing [yes] [no] OK 10-7-05
Date called: OK 10-7-05

OTHER

SEE ATTACHED FOR ADDITIONAL INFORMATION ON _____ BUYER _____ SELLER

REQUIREMENTS

REQUIRE: Warranty Deed from Owner as husband and wife
OR
stating marital status and signed by spouse, if any,

REQUIRE: loan documents to be executed by Buyer as husband and wife
OR
stating marital status and signed by spouse, if any,

ADDITION NUMBER(S)	PARAGRAPH NUMBER(S)

CODE 47 PLAT
 Easements granted by Plat and Dedication filed _____ in Book _____ at Page _____ of the Deed Records of Douglas County, Nebraska, affecting the front _____ feet / side _____ feet, and the rear _____

CODE 48 COVENANTS
 Covenants, conditions and restrictions contained in instrument dated _____, filed _____ in Book _____ at Page _____ of the Miscellaneous Records of Douglas County, Nebraska, which contains no forfeiture provision.
 Easement granted for utilities therein affecting _____

AMENDMENT to Declaration of Restrictive Covenants filed _____ in Book _____ at Page _____ of the Miscellaneous Records of Douglas County, Nebraska.

AMENDMENT to Declaration of Restrictive Covenants filed _____ in Book _____ at Page _____ of the Miscellaneous Records of Douglas County, Nebraska.

CODE 48 COVENANTS
 Covenants, conditions and restrictions contained in instrument dated _____, filed _____ in Book _____ at Page _____ of the Miscellaneous Records of Douglas County, Nebraska, which contains no forfeiture provision.
 Easement granted for utilities therein affecting _____

CODE 49 EASEMENT
 Easement granted to Nebraska Power Company by instrument dated 2-16-28, filed 4-10-28 in Book 83 at Page 188 of the Miscellaneous Records of Douglas County, Nebraska, affecting 1/4 NW corner NW 1/4 - NW 1/4 of 15.
 Easement in Warranty Deed dated _____, filed _____ in Book _____ at Page _____

Parcel A

LEGAL DESCRIPTION

That part of the Northwest Quarter of Section 1, Township 15 North, Range 10 East of the 6th P.M., Douglas County, Nebraska, described as follows:
 Beginning at the northwest corner of the said Northwest Quarter of Section 1;
 Thence South 02°08'27" East (bearings referenced to the Nebraska State Plane System (South Zone)) for 37.00 feet along the west line of the said Northwest Quarter of Section 1;
 Thence North 87°24'36" East for 267.29 feet parallel with and 37.00 feet south of the north line of the Northwest Quarter of Section 1;
 Thence North 02°08'27" West for 37.00 feet parallel with and 267.29 feet east of the west line of the Northwest Quarter of Section 1 to the north line thereof;
 Thence North 87°24'36" East for 2060.81 feet along the north line of the Northwest Quarter of Section 1;
 Thence South 02°18'02" East for 449.01 feet parallel with and 312.13 feet west of the east line of the Northwest Quarter of Section 1;
 Thence North 87°24'23" East for 312.13 feet to the east line of the Northwest Quarter of Section 1;
 Thence South 02°18'26" East for 2179.42 feet to the southeast corner of the Northwest Quarter of Section 1;
 Thence South 87°46'10" West for 1715.62 feet along the south line of the Northwest Quarter of Section 1;
 Thence North 02°14'09" West for 436.58 feet;
 Thence North 88°25'25" West for 408.32 feet;
 Thence North 01°31'01" East for 65.00 feet;
 Thence North 88°03'21" West for 344.58 feet;
 Thence South 01°59'14" West for 86.89 feet;
 Thence South 88°58'25" West for 178.15 feet to the west line of the Northwest Quarter of Section 1;
 Thence North 02°08'27" West for 2141.61 feet to the Point of Beginning.
 Contains 145.18 acres including 3.25 acres of county roadway easement.

NE }
 NW } NW
 SE }
 SW }

December 16, 1999
 LAMP, RYNEARSON & ASSOCIATES, INC.
 L:\93013\TEXT\9313BNLGL.wpd

Parcel D

LEGAL DESCRIPTION

That part of the Southeast Quarter of Section 01, Township 15 North, Range 10 East of the 6th P.M., Douglas County, Nebraska, described as follows:

Commencing at the northeast corner of the Southeast Quarter of Section 1;
 Thence South 87°45'09" West (bearings referenced to the Nebraska State Plane System (South Zone)) for 77.60 feet along the north line of the Southeast Quarter of Section 1 to the west right of way line of State Highway # 31 (204th Street) and the TRUE POINT OF BEGINNING;
 Thence South 02°29'16" East for 657.18 feet along said west right of way line;
 Thence South 87°41'08" West for 1069.63 feet;
 Thence South 02°23'09" East for 321.65 feet to the centerline of Cheyenne Street as dedicated in ARBOR RIDGE, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska;
 Thence South 87°36'51" West for 439.00 feet to the northeast corner of Lot 155, ARBOR RIDGE;
 Thence South 71°07'48" West for 105.96 feet to the southeast corner of Lot 152, ARBOR RIDGE;
 Thence North 02°18'27" West for 222.05 feet to the northeast corner of Lot 150, ARBOR RIDGE;
 Thence South 87°41'33" West for 125.00 feet to the northwest corner of Lot 150, ARBOR RIDGE;
 Thence North 02°18'27" West for 60.00 feet along the east right of way line of 208th Street to the north end thereof as dedicated in the Final Plat of ARBOR RIDGE;
 Thence South 87°41'33" West for 667.00 feet along the north line of Lots 143 through 149, ARBOR RIDGE to the northwest corner of said Lot 143;
 Thence North 02°18'24" West for 32.40 feet along the east right of way line of 210th Street to the north end thereof as dedicated in the Final Plat of ARBOR RIDGE;
 Thence South 87°41'33" West for 175.00 feet along the north line of Lot 128, ARBOR RIDGE to the northwest corner thereof;
 Thence North 02°20'05" West for 698.00 feet to the northwest corner of the Southeast Quarter of Section 1;
 Thence North 87°45'09" East for 2575.02 feet to the Point of Beginning.
 Contains 44.58 acres.

V NE } SE
V NW }

December 18, 1999
LAMP, RYNEARSON & ASSOCIATES, INC.
L:\93013\TEXT\93138NDLGL.wpd