

Searched 12/15/97 at 8:00 a.m.

SESE 3-18-11

X W.D. 8-323 (7-3-1862) G.A., Somerville Brigham
to T.C. Hungate SE¹/₄ SE¹/₄ Sec. 3

X W.D. 9-284 (8-11-1869) Thos. C. Hungate ^{& Ann H.} to Mary
Ann Stewart SE¹/₄ NE¹/₄ & E¹/₂ SE¹/₄ ^{Sec 3}
other lands

X W.D. 27-324 (4-23-1891) James H. Stewart, et al ^{& Anna}
^{Edgar A. Stewart & Bertha, wife}
^{Grant Stewart & Malda, wife}
^{Amanda Warrick}
^{Kenneth Stewart, single}
to James S. Stewart SE¹/₄ NE¹/₄ & E¹/₂ SE¹/₄ ^{Sec 3}
other lands

X W.D. 29-583 (2-11-1893) James S. Stewart to
Grant Stewart SE¹/₄ SE¹/₄ Sec 3-18-11
& other lands

X W.D. 29-585 (10-30-1893) Laura E. Martin ^{daughter &}
^{heir James} to Stewart
Grant Stewart SE¹/₄ SE¹/₄ Sec 3-18-11 &
other lands

X W.D. 29-626 (2-13-1894) Harry Fowler ^{Mynche (Carter)}
^{up to daughter}
^{& heir}
James S. Stewart
Grant Stewart SE¹/₄ SE¹/₄ Sec 3-18-11 &
other lands

X (C) W.D. 30-36 (3-15-1894) Jacob Carter, Guard.
to Grant Stewart

X (C) W.D. 30-38 (3-5-1894) Alfred E. Carter to
Grant Stewart

notes from
02710-1449

X (A) Deed 30-41 (3-31-1894) Alfred E. Carter to Grant Stewart

X (C) Deed 30-73 (4-28-1894) Samuel Warrick & wife to Grant Stewart

X WOD 31-316 (2-15-1897) Grant Stewart & Amanda S. Kelly to Fredericks W. Kenny, Sr. SE 1/4 SE 1/4 Sec 3 & other lands

+ Patent 32-299 (5-1-1861) U.S. to Somersville Brigham SE 1/4 SE 1/4 Sec 3-18-11

(OK) Deed E-593 (2-26-1902) - ~~Grant F. C. Hingate~~

X WOD 35-269 (2-27-1902) F. W. Kenny, Sr. Aimell & wife to Soren Jensen SE 1/4 Sec 3 & other lands

X (C) WOD 39-356 (3-6-1911) Soren Jensen & wife ^{are Sina} up to Mrs. Esther Gilbertson ^{SW 1/4 SE 1/4} & a strip of land 20 rods off of the W side of SE 1/4 SE 1/4 Sec 3 & ^{cont. 50 ac. are Sina}

X WOD 40-556 (4-19-1913) Soren Jensen & wife up to Edwin Gilbertson E 30 ac (being 26 rods) of SE 1/4 SE 1/4 Sec 3 & other lands

X @ Decree 45-248 (5-17-1920) Heirs Mary Ann Stewart

✓ Off 6-203 (11-19-1923) John S. Carter swears Somerville SE 1/4 SE 1/4 Brigham received Patent (filed in P32-P39) + in Need Bks 323 deeded to Thomas C. Hingate with G.A. Brigham her husbands full name George A. Brigham

X @ Decree 52-70 (5-14-1931) District Court

X ✓ W D 54-640 (11-21-1936) Edwin Gilbertson + Esther, h + wif to Nelo L. Nelson S 1/2 SE 1/4 Sec 3 + other land

X ✓ W D 60-413 (10-12-1943) Neld. Nelson ^{single} to Simon Karshajki ^{Virginia} wif as-jt SW 1/4 SE 1/4 + TL's 23 + 26 Sec 3 + other lands

X ✓ Off J-564 name affel. S 1/2 SE 1/4 Frederick W. Kenny, Senior + F. W. Kenny, Jr one + same

X WOD 60-420 (11-1-1943) Simon Korskoj ^{Virginia} w/f to
Fred Hurdum SW 1/4 SE 1/4 & TL's 23
& 26 in Sec 3 & other lands

X WOD 65-340 (5-2-1947) Fred Hurdum ^{Marie} w/f to
Edwin Gilbertson ^{+ Esther} w/f, as jt.
SW 1/4 SE 1/4 & TL's 23 & 26 Sec 3 & other lands

~~Mtg 30-47~~

~~Rel 31-33~~

X WOD 66-189 (7-17-1947) Edwin Gilbertson ^{Esther} w/f
to Michael Sonderup ^{Elsie} w/f, as jt
SW 1/4 SE 1/4 & TL's 23 & 26 Sec 3 & other lands

~~Mtg 31-175~~

X Off L-54 (4-15-1948) That Michael & Elsie
are h & w/f as jt & owners of SW 1/4 SE 1/4 &
TL 23 & 26 Sec 3 & other lands

~~Rel 31-521 (31-175)~~

X Sub. Tax Decree P-383 - Case # 4557
Elsie Sonderup Estate

~~Trust Q-68 rel'd N-510~~

~~Ch. & Gas Lease C-155 (can leave off
pursuant to Off
N-237
& N-238)~~

X ~~© Off N-237~~

X ~~© Off N-238~~

these are in ref. to Oil & Gas Lease 0-155

X ~~© Rel N-510 (968)~~

X ~~© Cert T-278 Case 5459 - Michael Sonderup~~

X ~~W D 96-199 on pg 6~~

~~Mtg 56-207~~

~~Rel 57-265 (56-207)~~

~~Mtg 57-267 Rel 388-506~~

~~© W D 98-699~~

~~Mtg 62-566~~

~~ck Annex Plat 2-43 NA TO THIS PROPERTY~~

~~Rel 63-803 (62-566)~~

~~Mtg 105-115~~

~~Mtg 112-266~~

© ~~Oil & Gas Lease 129-17 off# 309396~~

~~Rel 132-155 (112-266) full release~~

~~Rel 132-156 (105-115) full release~~

~~Mtg 132-157~~

~~ck Assign Conveyance 145-634 (109-97) NA to this prop~~

© ~~ck Ord 149-172 pt 28th Ave~~

© ~~Ease 160-139 TL 60~~

~~© W D 162-129~~

~~Rel 162-132 (132-157) full release~~

X ~~© Off N-237~~

X ~~© Off N-238~~

these are in ref. to Oil & Gas Lease O-155

X ~~© Rel N-510 (Q68)~~

X ~~© Cert T-278 Case 5459 - Michael Sonderup~~

X ~~W D 96-99 on pg 6~~

~~Mtg 56-207~~

~~Rel 57-265 (56-207)~~

~~Mtg 57-267 Rel 388-506~~

~~© W D 98-699~~

~~Mtg 62-566~~

~~© Annex Plat 2-43 NA TO THIS PROPERTY~~

~~Rel 63-803 (62-566)~~

~~Mtg 105-115~~

~~Mtg 112-266~~

© ~~Oil & Gas Lease 129-17 off# 309396~~

~~Rel 132-155 (112-266) full release~~

~~Rel 132-156 (105-115) full release~~

~~Mtg 132-157~~

~~© Assign. Conveyance 145-634 (109-97) NA to this prop~~

© ~~© And 149-173 pt 28th Ave~~

© ~~Ease 160-139 TL 60~~

© ~~W D 162-129~~

~~Rel 162-132 (132-157) full release~~

CD ~~Ord # 1594 218-387~~ NA TO THIS PROP.

WCZ.

WD 96-199(6-14-69)(6-16-69) Merle + Arlene Sonderup, h+w; Harold + Ethel Sonderup, h+w; Helmar + Kay Sonderup, h+w + Raymond + Betty Sonderup, h+w to S. Michael Jensen + V. Lail Jensen, h+w as jt. TL 61 Sec 3-18-11

1/2/98 - checked before filing docs
TL60 (SESE) 3-18-11

TL61 (SESE) 3-18-11

LOT Split 275-211(c)

S. Michael Jensen
V. Gail Jensen

First Christian Church

FS	none	none
FTL	none	none
STL	"	none
Banks	"	none
Judg -	~ 17 v F none	~ 17 v F none

1/2/98 - I gave Kay Erwin the checks for taxes
that she will be holding
until Jan 13th Board meeting
to take out of Greenbelt

\$ 3811.76

This will be ready for final return
the taxes are posted after Jan 13th

Taxes
pct 1/16/98

~~roof~~

TL 60, 87, 88 Sec 3-18-11, WCN.
-searched 1-13-2005 at 8AM-

- ① 1449 WD 276-127 - TL 60:87
- ① 1449 ~~DOT 276-129~~ - ^{you print} TL 60:87 DOR 285-583
- ① Ord 1829 277-788 TL 60:61
- ① ~~DOR 285-583 (276-129)~~
- ① Plat 2-983 - Bella Vista Add. (Ord 2020 453-685 vacates Lot 3 BV)
- ① ~~DOR 302-119 (57-267)~~
- ① ~~App# 369-396 (129-11)~~
- ① ~~Rel 388-506 (57-267)~~
- ① Ord 1977 398-47 - N28th Ave
- ① DOT 424-272 60:87
- ① NOC 424-276 60:87
- ① DOT 442-149 60:87
- ① NOC 442-153 60:87
- ① Ord 2020 453-685 Vac Bella Vista Add Lot 3 (Yes)
- ① Plat 2-1164 - Bella Vista 1st

BZ

Pets 1, 2, 3 Bella Vista, BC. WCN
- searched 1-13-2005 at 8AM-

© Plat 2-983

©m Case 298-252 (yes)

©m Case 298-254 (yes)

1 ~~SWD 298-259 (3-2-1999) (3-11-1999)~~

S. Michael Jensen; V. Gail (w) to Dennis D Sellon;
Mary J. (w) (j+) (LI)

1 ~~DOT 298-260~~

1 ~~Rec 298-440 (57-267)~~

1 ~~Assg 299-225 (298-260)~~

© Case 302-175 (yes)

© 3 SWD 302-178 (4-14-1999)

© 1, 2 ALLA 303-364 (NA) to ^{BV} 1st Add

3 ~~DOT 310-539~~ DOR 322-758

3 ~~HOR 310-545~~

3 ~~DOT 319-181~~ DOR 322-171

3 ~~DOT 321-512~~ DOR 362-512

3 ~~Assg 322-162 (321-512)~~

3 ~~DOR 322-171 (319-181)~~

3 ~~DOR 322-758 (310-539)~~

1 ~~DOT 323-684~~

© 3 DOT 361-48

3 ~~SET 362-511 (321-512)~~

3 ~~DOR 362-512 (321-512)~~

2 ② WD 386-578 (9-27-2002)

NA

1 ~~DOT 392-828~~

1 ~~Sub 392-837 (323-684)~~

② 1, 2 QCD 393-67 (2-20-2003) NA to BV 1st

② 1, 2 QCD 393-68 (2-14-2003) NA to BV 1st

1 ~~Ord 394-289 (392-828)~~

1 ~~SOT 397-630 (298-260)~~

1 ~~DOR 397-631 (298-260)~~

1 ~~DOR 407-226 (323-684)~~

② 3 DOT 432-860

② 3 Ord 453-685 vac L3 BV

② 3 Plat 2-1164 BV 1st

BZ

Sets 1, 2, 3 Bella Vista 1st Add BC, WCN.
- searched 1-13-2005 at 8AM -

© Plat 2-1164
© Ord 453-685

BZ

SESE 3-18-11

Patent 32-299 (1-1861)

US
to
Somerville Brigham (a woman)
SESE

WD 8-323 (7-3-1862)

G.A. Brigham
and Somerville Brigham
to
T.C. Hungate
SESE

WD 9-284 (8-11-1869)

Thos. C. Hungate (Annt.)
to
Mary Ann Stewart
E 1/2 SE 1/4

Decree 45-248 (5-17-1920)

Heirs of Mary Ann Stewart
died 12-30-1890 intestate
died owning E 1/2 SE 1/4 18-11
Heirs:
James H. Stewart - son 1/7 ✓ 10/70
Edgar A. Stewart - son 1/7 ✓ 10/70
Grant Stewart - son 1/7 ✓ 10/70
Kermell Stewart - son 1/7 ✓ 10/70
Amanda J. Warrick - daugh 1/7 ✓ 10/70
Laura E. Martin - granddaugh 1/14 ✓ 5/70
Guard - Edna Martin - " 1/14 ✓ 5/70
Guard - Ralph S. Carter - grandson 1/35 ✓ 2/70
Guard - Claude M. Carter - " 1/35 ✓ 2/70
Alfred E. Carter - " 1/35 ✓ 2/70
Guard - Elizabeth M. Carter - granddaugh 1/35 ✓ 2/70
Myrtle Fomer - " 1/35 ✓ 2/70

QAD 27-324 (4-23-1891) to James S. Stewart
WD 29-583 (2-11-1893) James S. Stewart to Grant Stewart
WD 29-585 (10-30-1893) Laura E. Martin to Grant Stewart
WD 29-626 (2-13-1894) Myrtle Fomer to " "
Died 30-36 (2-15-1894) to Grant Stewart
Died 30-38 (3-5-1894) to " "
Died 30-41 (3-31-1894) to " "

AT THIS POINT -
Grant Stewart owned
all

Decree 52-70 (5-14-1931)

Dist Court case
recites that the terms, cond
& considerations of said
deed from James S. Stewart
to Grant Stewart (29-583)
have been fulfilled.

WD 31-316 (2-15-1897)

Grant Stewart (wif)
to
Frederick W. Kenney, Sr.
SESE

off J-564
Frederick W.
Kenney, Sr.
F.W.
Kenney Sr.
the same

WD 35-269 (2-27-1902)

F.W. Kenney, Sr. (wif)
to
Soren Jensen
SESE

WD 39-356 (3-6-1911)

Soren Jensen (wif)
to
Mrs. Esther Gilbertson
20 rods (330') off W side of SESE

WD 40-556 (4-19-1913)

Soren Jensen (wif)
to
Edmund Gilbertson
E 30 acres (being 560 rods (990')
of SESE 3-18-11

WD 54-640 (11-21-1936)

Edmund Gilbertson (wif) Esther & w
to
Niels L. Nielsen
S 1/2 SE 3-18-11

WD 60-413 (10-12-1943)

WD 60-413 (10-12-1943)

Nels L. Nelson, single

to
Simon Karshof; Virginia

TL 23: 26 Sec 3 other lands

WD 60-420 (11-1-1943)

Simon Karshof; wife

to

Fred Hurdum

TL 23: 26 Sec 3-18-11

WD 65-340 (5-2-1947)

Fred Hurdum; wife

to
Edmund Gilbertson; Esther Gilbertson & wife

TL 23: 26 Sec 3-18-11

MTA L-54 (4-15-1948)

Michael; Elsie Sonderup

are h; w asjt

owners of TL 23: 26 3-18-11

WD 66-189 (7-17-1947)

Edmund Gilbertson; Esther Gilbertson (d. w)

to

Michael Sonderup; Elsie h; w asjt

TL 23: 26 Sec 3-18-11

Sub. Tax Decree
p. 383

Case #4557 - Elsie Sonderup, decd.

died intestate 10-4-1958

owned TL 23: 26 3-18-11 jty w/ Michael

Decree entered 11-24-1958 - no inh tax due

Cert T-2178 (Michael Sonderup)

decd

Case #5459 - decd 6/20/1968

Will - gives all of his
(10/6/20/1968) property in equal shares
to sons.

Merle Sonderup

Harold Sonderup

Delmar H. Sonderup

Raymond Sonderup

Nominates sons as jt. exec
w/ power to sell

WD 96-199

(6-14-69)

Merle; Arlene Sonderup

Harold; Ethel Sonderup

Delmar H; Kay Sonderup

Raymond; Betty Sonderup

TL 61 Sec 3-18-11

to S. Michael Jensen
& V. Carl Jensen & wife

Secondary filed 5-5-1969 into

TL 60: 61 Sec 3-18-11

& other lands

Total estate \$101,667.12

Order Processing Sub. Tax
Filed 5-7-1969

\$ 141.45 to be paid
to WCo. from by

Merle, Harold, Delmar
& Raymond

no State & state tax due

Decree entered 5-23-69 - inh tax
paid - Fed est tax pd - State
est tax - none due

WD 98-699

(8-18-1971)

Merle; Arlene Sonderup

Harold; Ethel Sonderup

Delmar H; Kay Sonderup

Raymond; Betty Sonderup

to

141.45
565.68
Receipt # 6980
Filed 5/8/1969

Richard M. Wardell

Ease for Row

Cert # 278 (Michael Sonderup)
 Dec'd
 Case # 5459 - dat 6.20.1968
 Will - gives all of his
 (filed 6-27-1968) property in equal shares
 to sons:
 Merle Sonderup
 Harold Sonderup
 Delmar H. Sonderup
 Raymond Sonderup
 nominates sons as jt. exec
 w/ power to sell

WD 96-199
 (6-14-69)
 Merle, Arlene Sonderup
 Harold, Ethel Sonderup
 Delmar H, Kay Sonderup
 Raymond, Betty Sonderup
 TL 61 Sec 3-18-11
 to S. Michael Jensen
 & V. Carl Jensen his ex. jt.

~~Inventory~~
 Inventory filed 5-5-1969 lists
 TL 60-61 Sec 3-18-11
 & other lands
 Total estate \$101,667.12
 Order Assessing Subr. Tax
 filed 5-7-1969

WD 98-699
 (8-18-1971)
 Merle, Arlene Sonderup
 Harold, Ethel Sonderup
 Delmar H, Kay Sonderup
 Raymond, Betty Sonderup
 to
 Richard M. Wardell
 & Linda J. Wardell
 Receipt # 6880
 filed 5/14/1969

141.42
 565.68
 \$ 141.42 to be paid
 to W. Co. Treas. by
 Merle, Harold, Delmar
 & Raymond
 no State & State Tax due
 Decree entered 5-23-69 - subr. tax
 paid - Fed Est Tax pd - State
 est Tax - non due

Easement for ROW
 160-139

Richard M. Wardell
 & Linda J. Wardell
 TL 60 3-18-11
 Contains reservation

SWD 163-129 (12-24-1986)
 Richard M. Wardell
 & W
 to
 S. Michael Jensen
 and V. Carl Jensen
 his w as jt
 TL 60 Sec 3-18-11

TL 89, 60 and LOT 3 + Bella Vista Addition became Bella Vista First

BELLA VISTA FIRST ADDITION:

1/13/2005

1. Any and all easements, restrictions, conditions as shown on Final Plat of Bella Vista First Addition recorded in Book 2, Pages 1164-1165, filed December 17, 2004.
2. Any and all easements, restrictions, conditions, as shown on Lot Split recorded in Book 275, Pages 211-212, filed December 12, 1997. (TL 61 into TL 87, 88)
3. Any and all easements, restrictions, conditions, as shown on Final Plat of Bella Vista Addition recorded in Book 2, Pages 983-986, filed February 12, 1999. (lot 3 bella vista addition)

Ordinance #2020 recorded in Book 453, Pages 685-686, filed December 17, 2004, vacating Lot 3 Bella Vista Addition. (Lot 3 bella vista addition)

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BELLA VISTA, AN ADDITION TO THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA recorded in Book 298, Pages 254-258, filed March 11, 1999.

4. EASEMENT FOR RIGHT OF WAY recorded in Book 160, Page 139, dated September 1986, filed September 2, 1986, given by Richard Wardell, etux, to the Blair Telephone Company, its successors and assigns. (TL 60)
5. EASEMENT recorded in Book 298, Pages 252-253, dated March 10, 1999, filed March 11, 1999, given by S. Michael Jensen and V. Gail Jensen, husband and wife, to S. Michael Jensen and V. Gail Jensen, husband and wife, their successors and assigns; preserving the option of a joint driveway for Lots 1, 2, 3 in said Bella Vista Addition. (lots 1, 2, 3 bella vista addition)
6. EASEMENT recorded in Book 302, Pages 175-177, dated May 23, 1999, filed May 26, 1999, by and between S. Michael Jensen and V. Gail Jensen, husband and wife, and Dennis Sellon and Mary Sellon; granting an easement for a joint driveway for Lots 1, 2, and 3 in said Bella Vista Addition. (lots 1, 2, 3 bella vista addition)
7. RESERVATIONS contained in Warranty Deed recorded in Book 98, Page 699, dated August 18, 1971, filed September 8, 1971, Grantors: Merle Sonderup and Arlene Sonderup, husband and wife; Harold Sonderup and Ethel Sonderup, husband and wife; Delmar H. Sonderup and Kay Sonderup, husband and wife; and Raymond Sonderup and Betty Sonderup, husband and wife, to Grantees: Richard M. Wardell and Linda J. Wardell, husband and wife; Reservation recites as follows: " The grantor reserves the right to cross the real estate herein conveyed (TL 60 Section 3-18-11) with farm equipment which said easement and right shall continue so long as said grantors, their heirs and assigns, use said property for said purposes. In the event of their cessation of said use of said easement and right of way it shall become ineffective." (TL 60)
8. RIGHTS OF THE PUBLIC, State of Nebraska and the County of Washington in and to that portion of subject land taken or used for road purposes.
9. CITY OF BLAIR ZONING/RESOLUTIONS/ORDINANCES/REGULATIONS: Ordinance #1064 in Book 71, Page 467, dated August 22, 1972, filed October 13, 1972; Amendment in Book 134, Page 496, dated December 29, 1981, filed January 8, 1982; Ordinance #1829 in Book 277, Pages 788-790, dated February 10, 1998, filed February 18, 1998; ANY AND ALL AMENDMENTS THERETO.

TITLE TO TAX LOT 60 & 87:

First Christian Church of Blair, Nebraska.
(Warranty Deed recorded in Book 276, Pages 127-128, dated December 24, 1997, filed January 2, 1998.)

OUTSTANDING MORTGAGES/DEEDS OF TRUST ON TL 60 & 87:

DEED OF TRUST (WITH FUTURE ADVANCE CLAUSE) CONSTRUCTION SECURITY AGREEMENT recorded in Book 424, Pages 272-275, dated November 11, 2003, filed November 12, 2003, given by First Christian Church of Blair, Nebraska, to Washington County Bank, Trustee and Beneficiary in the principal amount not to exceed \$250,000.00. (TL 60 & 87)

NOTICE OF COMMENCEMENT recorded in Book 424, Page 276, filed November 12, 2003; duration of 13 months. (TL 60 & 87)

DEED OF TRUST (WITH FUTURE ADVANCE CLAUSE) CONSTRUCTION SECURITY AGREEMENT recorded in Book 442, Pages 149-152, dated July 1, 2004, filed July 12, 2004, given by First Christian Church of Blair, Nebraska, to Washington County Bank, Trustee and Beneficiary in the principal amount not to exceed \$80,000.00. (TL 60 & 87)

NOTICE OF COMMENCEMENT recorded in Book 442, Page 153, filed July 12, 2004; duration of 5 months. (TL 60 & 87)

TITLE ON LOT 3 BELLA VISTA ADDITION :

Shawn K. Petersen and Pamela J. Petersen, husband and wife, as joint tenants.
(Survivorship Warranty Deed recorded in Book 302, Page 178, dated April 14, 1999, filed May 26, 1999.)

OUTSTANDING MORTGAGES/DEEDS OF TRUST ON LOT 3 BELLA VISTA ADDITION:

DEED OF TRUST recorded in Book 361, Pages 48-62, dated March 15, 2002, filed March 25, 2002, given by Shawn K. Petersen and Pamela J. Petersen, husband and wife, to American Pioneer Title Insurance Agency, Trustee and Principal Residential Mortgage, Inc., appearing of record as Mortgage Electronic Registration Systems, Inc., ("MERS"), solely as a nominee for Lender and Lender's successors and assigns, Beneficiary in the principal amount of \$158,800.00.

DEED OF TRUST recorded in Book 432, Pages 860-866, dated March 2, 2004, filed March 25, 2004, given by Shawn K. Petersen and Pamela J. Petersen, husband and wife, to Stewart Title Guaranty Company of Nebraska, Trustee and Bank One, N.A., Beneficiary in the original principal amount of \$25,000.00.