

# Old Republic National Title Insurance Company

## COMMITMENT FOR TITLE INSURANCE

File No: OTW86385

### SCHEDULE B - SECTION 2

Upon payment of the full consideration to, or for the account of, the grantors or mortgagors, and recording of the necessary deeds and/or mortgages in insurable form, the policy or policies will be issued containing the exceptions in Schedule B thereof to the following matters (unless the same are disposed of to the satisfaction of the Company):

1. Rights or claims of parties in possession not shown by the public records.
2. Easements or claims of easements not shown by the public records.
- B. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
4. Any lien or right to a lien for services, labor, or materials heretofore or hereafter furnished, imposed by law and now shown by the public records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the current public records or attaching subsequent to the effective date hereof but prior to the date proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

### SPECIAL EXCEPTIONS

(Special exceptions are those defects disclosed by a search of the title to this property for which no coverage is provided by this policy.)

6. Tax Key Number 4735-0322-07; 2002 County / 2003 City Taxes due and payable in the year 2003 billed as follows: \$460.74 Total: which became due and payable December 31, 2002; First half is due and will become delinquent April 1, 2003, Second half is due and will become delinquent August 1, 2003.

7. This property is located within the boundaries of Sanitary and Improvement District #258. NOTE: Information should be obtained from the Clerk of the Sanitary and Improvement District as to the existence of any pending special assessments not currently certified to in the Office of the County Treasurer, which may affect subject property.

8. Deed of Trust dated October 2, 2002 recorded October 11, 2002 in Book 7467 at Page 705 of the Records of Douglas County, NE, executed by Vivian A. Jelinek, in favor of John Thomas, Attorney at Law, as Trustee and Anna M. Jelinek, as Beneficiary, securing the principal amount of \$29,743.00.

9. Plat and Dedication recorded in Book 1152 at Page 617 of the Records of Douglas County, NE, which grants easements to Easement for Drainage and Public Utility Company's for installation and maintenance of utility facilities on, over, through, under and across a 5 foot wide strip of land adjoining all rear and side boundary lines.

10. For information purposes only: IN THE EVENT the Security Instrument to be used in Connection with this transaction is a Trust Deed, the final policy will provide NO COVERAGE for any loss arising from lack of qualification of the Trustee therein named, pursuant to the Nebraska Trust Deed Act Section 76-1001, ET.SEQ., of the Revised and Reissued Statutes of

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