





### SURVIVORSHIP WARRANTY DEED

**KNOW THAT ALL MEN BY THESE PRESENTS THAT** Kenneth Dean Genthe and Linda Genthe, husband and wife, GRANTOR(s) herein called the grantor whether one or more, in consideration of **One Dollar and other valuable consideration** received from grantees, do hereby bargain, sell, convey, and confirm unto **Blake Chance and Sheila Chance, husband and wife**, as joint tenants with right of survivorship, and not as tenants in common, the following described real property in Otoe County, Ne:

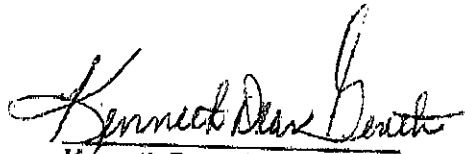
A parcel located in the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section 14, Township 9, Range 11, Otoe County, Nebraska, commencing at the Southeast corner of said Section, thence North 300 feet, thence West 550 feet, thence South 300 feet, thence East 550 feet to the point of beginning.

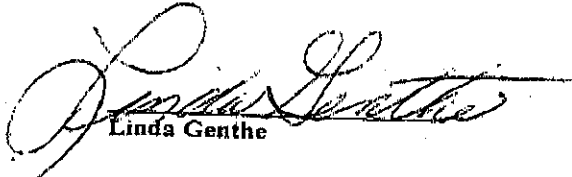
To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and their assigns, or to the heirs and assigns of the survivor of them forever.

And the grantor does hereby covenant with the grantees and their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seized of said premises; that they are free from any encumbrance except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

It is the intention of all parties hereto that in the event of the death of either of the grantees, the entire fee simple title to the real estate shall vest in the surviving grantee.

Executed : \_\_\_\_\_

  
Kenneth Dean Genthe

  
Linda Genthe

STATE OF NEBRASKA  
COUNTY OF Otoe

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of August

# COMMONWEALTH LAND TITLE INSURANCE COMPANY

## COMMITMENT FOR TITLE INSURANCE

Issued Through: Omaha Title & Escrow, Inc., 8027 S. 83rd Ave. La Vista, NE 68128 /402-331-8090 / fax -

File No: **OTC92435**

### SCHEDULE A

1. Effective Date: **June 18, 2004, 8:00am**
2. Policy or Policies to be issued:
  - A. ALTA Owner's Policy - (10-17-92) Amount: **\$167,500.00**  
Premium: **\$ 543.50**  
Proposed Insured:  
**Blake Chance and Sheila Chance, husband and wife**
  - B. ALTA Loan Policy - (10-17-92) Amount: **\$167,500.00**  
Premium: **\$ 50.00**  
Proposed Insured:  
**CTX Mortgage, its successors and assigns, as their interests may appear.**
  - C. ALTA Endorsement(s) to be issued in connection with the loan policy:

Endorsement Type: <b>Comp. 100</b>	<b>Premium: \$25.00</b>
Endorsement Type: <b>EPA</b>	<b>Premium: \$25.00</b>
Endorsement Type: <b>Location without Survey</b>	<b>Premium: \$25.00</b>
Endorsement Type: <b>Insured Closing Letter</b>	<b>Premium: \$25.00</b>
3. The estate or interest in the land described or referred to in this commitment and covered herein is a **Fee Simple**, and title thereto is at the effective date hereof vested in:  
**Kenneth Dean Genthe and Linda Genthe, husband and wife, as joint tenants**
4. The land referred to in the Commitment is described as follows:  
**A parcel located in the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section 14, Township 9, Range 11, Otoe County, Nebraska, commencing at the Southeast corner of said Section, thence North 300 feet, thence West 550 feet, thence South 300 feet, thence East 550 feet to the point of beginning.**

Countersigned  
**Omaha Title & Escrow, Inc.**

Jill M. Kussman

# COMMONWEALTH LAND TITLE INSURANCE COMPANY

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### SCHEDULE B - SECTION 1

The following are the requirements to be complied with:

1. Pay the full consideration to, or for the account of, the grantors or mortgagors.
2. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
3. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, sub-contractors, labor and materialmen are all paid; and have released of record all liens or notice of intent to perfect a lien for labor or material.
4. Instrument creating the estate or interest must be executed and filed for record, to wit:
5. **Warranty Deed executed by Kenneth Dean Genthe and Linda Genthe, husband and wife, in favor of Blake Chance and Sheila Chance, husband and wife.**
6. **Loan documents executed by Blake Chance and Sheila Chance, husband and wife, in favor of CTX Mortgage.**
7. **Provide to Omaha Title & Escrow, Inc. a satisfactory Owner's Affidavit of Possession and No Liens. Said affidavit when properly executed at a closing by the owners of the subject property described herein on Schedule A will serve to delete the standard lien and possession exceptions as they appear on the lenders final policy to be issued.**
8. **Order Verbal update from Omaha Title & Escrow, Inc. prior to closing to detect any matters appearing of record after the effective date of this commitment.**
9. **NOTE: IF ANY ENDORSEMENTS ARE REQUIRED BY THE LENDER, THEY MUST BE ORDERED PRIOR TO CLOSING OF THIS TRANSACTION. ANY ENDORSEMENTS ORDERED AFTER CLOSING WILL BE BILLED DIRECTLY TO THE LENDER.**

# COMMONWEALTH LAND TITLE INSURANCE COMPANY

## COMMITMENT FOR TITLE INSURANCE

File No: **OTC92435**

### 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.
3. 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 002-682-500; 2003 County / 2004 City Taxes due and payable in the year 2004 billed as follows: \$1,134.94 Total: WHICH BECAME DUE AND PAYABLE DECEMBER 31, 2003; First half is Paid; Second half is Paid.**
7. **Easement recorded September 12, 1985 in Book 54 at Page 144 of the Records of Otoe County, Nebraska, granted to OPPD over a portion of property described therein for utilities.**
8. **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 Nebraska. ADDITIONALLY, NO COVERAGE IS PROVIDED for special assessments levied and certified to the Office of the County Treasurer after the effective date of the Title Insurance Policy. Buyers are advised to make inquiry of the City or Village in which the property lies as to any unpaid charges for litter or weed removal, sidewalk repair or any other services.**