

## CERTIFICATE OF TITLE

**PREPARED FOR:** TitleCore National - #30587-18

THE UNDERSIGNED, a Nebraska Registered and Insured Abstractor, having been granted authority in accordance with the statutes of the State of Nebraska to engage in the business of abstracting in said state, hereby certifies that from an examination of the records of Nemaha County, Nebraska, with reference to the following described real estate, finds as follows:

### **LEGAL DESCRIPTION:**

Lots Two and Three (2 & 3), Block One Hundred Ninety-seven (197), Neals' Addition to Peru, Nemaha County, Nebraska.

*Note: For information purposes only, address of subject property according to the records of the county treasurer: 1108 5<sup>th</sup> Street, Peru, NE 68421*

### **GRANTEE IN LAST DEED OF RECORD:**

Melinda M. Pearson-Wilken, a/k/a Melinda M. Pearson

### **ENCUMBRANCES:**

Deed of Trust from Melinda M. Pearson, a single person to James L. Haszard, Attorney at Law, Trustee and "MERS" Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation acting solely as nominee for Liberty First Credit Union, Beneficiary for \$71,250.00 dated November 10, 2011 filed November 10, 2011 as Instrument No. 201101194 in Book 188 of Mortgages, Pages 881-897; Assignment of Mortgage/Deed of Trust to Bayview Loan Servicing, LLC, filed August 30, 2017 as Instrument No. 201700987 in Book 211 of Mortgages, Page 489, of the records of Nemaha County, Nebraska.

### **STATE & FEDERAL TAX LIENS, JUDGMENTS AND PENDING SUITS:**

None of record, as to Melinda M. Pearson and/or Melinda M. Pearson-Wilken.

### **EASEMENTS, RESERVATION AND RESTRICTIONS:**

Not checked.

### **REAL ESTATE TAXES: ID #640020518**

**2016** taxes and prior years taxes are paid in full.

**2017** taxes in the face amount of \$1,298.96; 1st half unpaid, 2nd half unpaid.

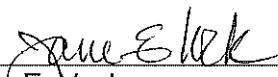
**SPECIAL ASSESSMENTS:**

None of record.

This Certificate of Title should not be relied on as establishing ownership; it is intended only to show the names of persons presently appearing to claim ownership. The liability of this abstractor under this Certificate of Title is limited to the amount paid for the same.

EFFECTIVE DATE: March 12, 2018, at 8:00 O'clock A.M.

**OTOE COUNTY TITLE COMPANY**

  
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Jane E. Vock  
Registered Abstractor  
Certificate of Authority No. 377  
115 North Tenth, P.O. Box 220  
Nebraska City, NE 68410-0488  
(402) 873-5501