

Owner: Harold Cooperman and Merriam Cooperman*, husband and wife, as joint tenants.
(Survivorship Warranty Deed recorded in Book 281, Page 320, dated April 27, 1998, filed April 27, 1998.)

*Affidavit and Death Certificate recorded in Book 339, Pages 159-161, dated June 20, 2001, filed June 29, 2001, shows Merriam Cooperman's date of death as August 1, 1999.

Legal: Lot _____ of Cooper Woods Subdivision, a Subdivision of Tax Lot 5, lying in the SE ¼ of Section 2, Township 17 North, Range 11 East of the 6th P.M., Washington County, Nebraska.

REQUIREMENTS:

1. Need warranty deed from Harold Cooperman, by his Attorney-in-Fact Steven J. Moskovits, to _____, conveying the proposed insured premises.
2. Need an affidavit from Steven J. Moskovits stating that at the time of the delivery of the conveyance that the Power of Attorney recorded in Book 339, Page 162 filed June 29, 2001, is not terminated by the principal's death or by revocation, and that the principal, Harold Cooperman, is a living person at the time of such delivery.

EXCEPTIONS:

PLEASE NOTE: THIS POLICY DOES NOT INCLUDE/COVER ANY DUES/ASSESSMENTS SET UP BY ANY HOMEOWNERS ASSOCIATION.

3. ANY and all easements, restrictions, conditions, shown on FINAL PLAT of Cooper Woods Subdivision recorded in Plat Book 2, Pages 1020-1025, filed April 26, 2000. Said Plat sets out, among others, a water retainage and maintenance easement; drainage easements; restricted access; perpetual easements to Omaha Public Power District, Blair Telephone Company and to any companies which have been granted a franchise to provide cable and water in the area to be platted, their successors and assigns. Roads not maintained by county, stated on Plat.
4. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, recorded in Book 319, Pages 575-593, dated and filed June 29, 2000.
5. OIL & GAS LEASE recorded in Book 125, Page 280, dated September 11, 1979, filed October 29, 1979, Clarence A. Sorensen and Sophia A. Sorensen, husband and wife, to Lochfayne Resources, Inc.
6. ASSIGNMENT OF OIL & GAS LEASES recorded in Book 128, Pages 3-4, filed May 20, 1980, wherein Lochfayne Resources, Inc., assigns Oil & Gas Lease in Book 125, Page 580 to Aqua Sun Investments, Inc.
7. Agreement recorded in Book 339, Pages 305-316, dated June 29, 2001, filed July 2, 2001, by and between Washington County, a Political Subdivision of the State of Nebraska and Harold Cooperman. RE: Completion of Roads within the Subdivision/drainage structures, etc.
8. RIGHTS OF THE PUBLIC, State of Nebraska and the County in and to that portion of subject land taken or used for road purposes.
9. WASHINGTON COUNTY ZONING REGULATIONS/RESOLUTIONS/ORDINANCES: Resolutions in Book N, Pages 614-631; Book N, Pages 632-639; Book R, Pages 579-591; Book U, Pages 67-142; Book W, Page 109; Book Y, Page 130A; Book 105, Pages 447-448; Book 126, Pages 122-131; Book 136, Page 200; Book 143, Page 101; Book 188, Page 539; Book 190, Pages 734-735; Book 201, Page 329. ANY AND ALL AMENDMENTS THERETO.

NOTES: AN AFFIDAVIT AND DEATH CERTIFICATE IS RECORDED IN BOOK 339, PAGES 159-161 DATED JUNE 20, 2001, FILED JUNE 29, 2001 WHICH STATES MERRIAM COOPERMAN'S DATE OF DEATH as August 1, 1999.

ALSO, STEVEN J. MOSKOVITS IS THE DULY APPOINTED ATTORNEY-IN-FACT FOR HAROLD COOPERMAN BY LIMITED POWER OF ATTORNEY RECORDED IN BOOK 339, PAGE 162, DATED JUNE 20, 2001, FILED JUNE 29, 2001, THEREFORE WE NEED TO REQUIRE AN AFFIDAVIT FROM STEVEN J. MOSKOVITS ON EACH LOT BEING SOLD THAT AT THE TIME OF THE DELIVERY OF THE CONVEYANCE THAT THE POA IS NOT TERMINATED BY THE PRINCIPAL'S DEATH OR BY REVOCATION, AND THAT THE PRINCIPAL, HAROLD COOPERMAN, IS A LIVING PERSON AT THE TIME OF SUCH DELIVERY.

**Original Title: Harold Cooperman and Merriam Cooperman, husband and wife, as joint tenants.
(Survivorship Warranty Deed in Book 281, Page 320, dated and filed April 27,1998)**

Show Legals as the following example:

Lot Nine (9) of Cooper Woods Subdivision, a Subdivision of Tax Lot 5, lying in the SE1/4 of Section 2, Township 17 North, Range 11 East of the 6th P.M., Washington County, Nebraska.

AFFECTS LOTS 10 AND 19 IN COOPER WOODS:

WELL EASEMENT AGREEMENT recorded in Book 432, Pages 507-510, dated January 19, 2004, filed March 22, 2004 by and between Harold Cooperman by Steven J. Moskovits, his Attorney-in-fact*, and Frank T. Schumacher and Mary K. Schumacher, husband and wife, their heirs and assigns. RE: Lots 10 and 19 Cooper Woods Subdivision, a subdivision of Tax Lot 5, lying in the Southeast Quarter of Section 2, Township 17 North, Range 11 East of the 6th P.M., Washington County, Nebraska.

*AFFIDAVIT recorded in Book 432, Page 511, dated March 16, 2004, filed March 22, 2004 wherein Steven J. Moskovits, duly acknowledges that he is the Attorney-in-fact for Harold Cooperman and at the time of the delivery of the Well Easement Agreement dated January 19, 2004 he did not have actual knowledge of the termination of the power by the principal's death or by revocation..