

CREST RIDGE SUBDIVISION:

Title on TL 15 Section 13-17-11:

CREST Co., a Nebraska Corporation.

(Warranty Deed recorded in Book 300, Page 317, dated April 21, 1999, filed April 22, 1999.)

***NEED TO CHECK WITH SECRETARY OF STATE AS OF THE STATUS OF CREST CO. WHEN THEY CONVEY OUT WHEN WE ARE DOING TITLE INSURANCE.**

Legal:

Lot ____, Crest Ridge Subdivision, a subdivision of Tax Lot 15, lying in the NW¼ of Section 13, Township 17 North, Range 11 East of the 6th P.M., Washington County, Nebraska.

(COPY OF REDUCED PLAT WITH ATTACHMENTS ACCOMPANIES THIS REPORT.)

Requirements:

Need deed of reconveyance for DEED OF TRUST WITH FUTURE ADVANCES recorded in Book 300, Pages 318-321, dated April 21, 1999, filed April 22, 1999, given by Crest Co., a Nebraska Corporation, to Two Rivers State Bank, Trustee and Beneficiary, in the original principal amount of \$600,000.00. (on TL 15 Sec. 13-17-11)

***Lot 25 was reconveyed at 324-207 (TR 20-106) Full Deed of Reconveyance recorded in Book 459, Page 621.**

Exceptions:

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

- 1) NEED PARTIAL DEED OF RECONVEYANCE FOR THIS FOR EACH LOT AS NEEDED: Deed of Trust with Future Advances in Book 300, Pages 318-321, as shown on Schedule B - Section 1, Requirements, Item _____. **Deed of Reconveyance in 459-621.**
- 2) TRANSMISSION LINE EASEMENT recorded in Book S, Pages 458-459, dated February 14, 1968, filed March 29, 1968, from William A. Kay and Madeline T. Kay to Omaha Public Power District, its successors and assigns.
- 3) EASEMENT FOR RIGHT OF WAY recorded in Book T, Page 454, dated September 11, 1969, filed September 15, 1969, from William A. Kay and Madeline T. Kay to Blair Telephone Company, its successors and assigns.
- 4) EASEMENT recorded in Book W, Pages 608-609, dated March 29, 1973, filed April 6, 1973, from John R. Foley and Joan M. Foley, husband and wife, to Lakeland Development Co., a Corporation, and Omaha Public Power District, a public utility, their successors and assigns.
- 5) EASEMENT recorded in Book W, Page 636, dated April 24, 1973, filed May 1, 1973, from William A. Kay and Madeline T. Kay to Omaha Public Power District and Northwestern Bell Telephone Company, their successors and assigns.
- 6) EASEMENT FOR RIGHT OF WAY recorded in Book 174, Page 210, dated September 29, 1988, filed September 30, 1988, from William A. Kay and wife (Madeline T. Kay) to The Blair Telephone Company, its successors and assigns.

- 7) EASEMENT FOR RIGHT OF WAY recorded in Book 209, Page 373, dated October 5, 1992, filed November 3, 1992, from William A. Kay, deceased, and Madeline T. Kay to The Blair Telephone Company, its successors and assigns. NOTE: Notary only acknowledges Madeline T. Kay's signature.
- 8) ANY and all easements, restrictions, conditions, shown on FINAL PLAT of Crest Ridge Subdivision recorded in Plat Book 2, Pages 1010-1019, filed January 14, 2000. Dedication grants a Perpetual Easement to the Omaha Public Power District, to the Blair Telephone Company, and to any companies which have been granted a franchise to provide cable and water in the area platted and to their successors and assigns. Said plat also sets out waterline, maintenance, drainage, well and other easements affecting certain lots in subdivision.
- 9) AGREEMENT recorded in Book 312, Pages 420-426, dated November 9, 1999, filed January 14, 2000, by and between Washington County, a Political Subdivision of the State of Nebraska, and Crest Co., a Nebraska Corporation.
- 10) PLEDGE AGREEMENT recorded in Book 312, Pages 427-430, dated October 4, 1999, filed January 14, 2000, by Crest Co., a Nebraska Corporation, to Washington County, a Political Subdivision of the State of Nebraska.
- 11) DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS recorded in Book 314, Pages 228-236, dated January 13, 2000, filed March 1, 2000.
- 12) THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS recorded in Book 463, Pages 388-389, filed May 19, 2005.
- 13) FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS recorded in Book 465, Pages 299-300, filed June 13, 2005.
- 14) FIFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS recorded in Book 470, Pages 198-199, filed August 18, 2005.
- 15) 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.
- 16) Certain lots bordering County Road 34 and State Highway 133 will also need to have the following exception:
 - a) 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.

(NW 1/4) TL 15 Sec 13-17-11, WCN.
-searched 8/2/2000 at 8AM-

TL 15
✓
TL 4
✓
NW 1/4

WD 3-41 (9-9-1857) (9-16-1857)

John Garland ^(Nms) to James S. Casley
(NW 1/4 Sec 13-17-11)

Max Dred 5-193 (5-9-1860) (6-6-1860)

Ureas to ^{Roger T. Edwards} Ball & Allen

(NW 1/4 Sec 13-17-11 ; DL)

WD 8-346 (3-18-1868) (5-21-1868)

E. H. Clark ^{Phebe A.} & W. H. D. W. Shelley
(NW 1/4 Sec 13-17-11 ; DL)

WD 8-347 (5-18-1868) (5-21-1868)

D. W. Shelley ^(Nms) to Catherine McCormick
(NW 1/4 Sec 13-17-11 ; DL)

SD 9-321 (1-12-1869) (9-25-1869)

Shur to E. H. Clark
(NW 1/4 Sec 13-17-11)

TD 13-226 (9-27-1876) (10-21-1876)

Ureas to J. S. Gave
(NW 1/4 Sec 13-17-11)

WD 19-409 (2-11-1884) (3-3-1884)

Catherine McCormick ^{Thomas} & hus to Jacob Darst
(NW 1/4 Sec 13-17-11 ; DL)

Patent 19-512 (5-1-1860) (3-31-1884)

US to John Garland
(NW 1/4 Sec 13-17-11)

QCD 20-512 (12-13-1884) (1-12-1885)

J. W. Gave ^{Thurza S.} & W. H. D. W. Shelley to Jacob Darst
(NW 1/4 Sec 13-17-11)

WD 20-513 (12-23-1884) (1-12-1885)

Jacob Darst ^{Ellen} & W. H. D. W. Shelley to James Callahan
(NW 1/4 Sec 13-17-11)

WD 28-131 (1-23-1892) (2-27-1892)

James Callahan ^{Eliza} to Jeremiah Kelley
(NW 1/4 Sec 13-17-11)

(NA) WD 62-123 (3-7-1945) (4-9-1945)
Gause: Henry N. Bank to Ben: Adeline
Sambrecht (his w) (jt)
(Lot 1 Sec 13-17-11)

(C) WD 65-262 (1-11-1947) *no restrictions*
Gause Bank: hus to State of Nebraska

Deorce 66-259 (6-28-1933) (3-27-1948)
Elizabeth Callahan, dec'd
hus: Minnie McManan
Edward Callahan
prop: not listed

(MTA) Apt 8-64 (5-7-1948) (5-8-1948)
TL 4 Sec 13-17-11 life strip deeded to State in
WD 65-262; Gause Bank owns it

(C) WD 77-176 (3-10-1959) *no restrictions*
Gause Bank to State of Nebraska

WD 85-391 (3-28-1963) (4-1-1963)
Gause Bank to ^{widow, unmarried} William A. Kay: ^{Madeline T.} wf (jt)
(Lot 4 Sec 13-17-11)

(C) Case S-458 (2-14-1968)

(C) Case T-454 (9-11-1969)

OK (C) Case W-608 (3-29-1973)

(C) Case W-636 (4-24-1973)

~~(NA) Case 115-6116 (11-2-1977)~~

~~(NA) Case 116-366 (1-9-1978)~~

(C) Case 174-210 (9-29-1988)

(C) Case 209-373 (10-5-1992)

SWD 249-551 (2-10-1996) (2-15-1996)

Madeline T. Kay ^{widow, single} to Madeline T. Kay ^{widow}

Michael R. White (jr)

(Let 4 Sec 13-17-11)

Douglas Co.

Let 251-386 (yied 4-5-1996)

Madeline T. Kay, decd

Det. of Inh. Tax.

(Let 4 Sec 13-17-11 : DL)

DOC PAGE
139-2031

called and
ordered this
file from
Maurice
at Soc
Land.

in file
OK

QCD 268-318 (6-30-1997) (7-7-1997)

(Madeline
T Kay died
2-17-1996)

Michael R. & Mary Michelle White to Michael
R. White & Mary M. White (jr) (NMS)

(TL 15 Sec 13-17-11 - TL 4 less HWY ROW)

① WD 300-317 (4-21-1999)

Michael & Mary White to Crest Co.

① IDT 300-318 (4-21-1999)

① AOC 300-322 (4-20-1999)

① DC 300-323 (4-1-1999)

William A. Kay

died 3-31-1992

on TL 15 Sec 13-17-11

\$600,000.00

Expired

have

Final Plat 2-1010 (1-13-2000)

WCZ