

Hanover Falls. Lts 1-123  
7 Out Lots A-C

SEV4 22-16-11

Plat Model Investments -2011-02302 Lts 19&20  
Military Holdings 2006-091994

Declaration CnS

DOT 2005-048649 2006-119008

MOD 2007-111437 Assign + Assumpt

MOD 2009-018139 2006-119009

MOD 2010-022989 ROP - 2007-032291

MOD 2011-009230

AOR 2011-020304

Deeds- 904-211- ← purchase agreement

Short form Notice of Agreement 2005059943 ← to purchase Agr  
Affid Eugene Graves 2007-032290

Eugene Graves → Owns Hanover Falls Linder  
Military Holding LLC

Shadowbrook - Linder HGH

Bryn Haven of Hanover Falls



SE SW 44.  
Right of way 004-07850 6-15-2004 (WD)

Easements -	1341-230	MUD
	1345-283	MUD
	1351-361	MUD

MAG's

SE 44	22-16-11	
744-68	10/3/55	Peter Backhaus → Claus Ernst
777-466	6/7/38	Peter Backhaus → 1 <sup>st</sup> NTL BK
713-003	1-13-38	Claus Ernst → Peter Backhaus
963-682	3-17-47	1 <sup>st</sup> NTL BK → Peter Backhaus
<del>000</del>	7-11-75	Peter Backhaus → Commodity Credit Corp
<del>000</del>	11-1-77	Peter Backhaus → Comm. Credit Corp

~~Deeds Chain~~

<del>1914-12</del>	<del>2-4-12</del>	<del>USA → A. J. A. P.</del>	<del>Patent</del>
<del>1917-219</del>	<del>2-22-12</del>	<del>USA → Fern - Renower</del>	<del>Adm D</del>
<del>1918-329</del>	<del>3-2-51</del>	<del>Patent of State Farm Renower</del>	
<del>1918-771</del>	<del>4-12-12</del>	<del>Orlando H. H. B. → Bruck's Kreezer</del>	
<del>1920-551</del>	<del>5-21-61 (WD)</del>	<del>Orlando H. H. B. → Bruck's Kreezer</del>	
<del>1920-96</del>	<del>8-4-72 (WD)</del>	<del>Bruck's Kreezer → Herbert Freeman</del>	
<del>1920-281</del>	<del>8-13-78 (WD)</del>	<del>Herbert Freeman → Herbert Freeman</del>	
<del>1920-90</del>	<del>8-13-78 (WD)</del>	<del>Herbert Freeman → Herbert Freeman</del>	
<del>1920-1120</del>	<del>4-5-04 (DC)</del>	<del>Health Dept → Margaret Freeman</del>	



# Deeds Chain

WD 904-211- / 1-4-52 Peter Backhaus → St of Neb.  
 WD 1952-445- / 6-14-93 Peter Backhaus → Peter Backhaus  
 WD 2060-290 / 5-13-97 Thomas Backhaus → Mark Backhaus  
 WD 2116-189 / 5-22-99 Peter Backhaus → Peter Backhaus  
 Decree 1329-471 / 3-3-00 Jan Backhaus → Mark Backhaus

Ease → 1341-230 / 6-15-2000 Diane Neibel\* → MUD \*

Ease → 1345-283 / 7-20-00 " " " " → Mud \*

Ease → ~~1345~~ 1351-361 / 9-13-00 - " " " " → Mud \*

Decree 22 13417 / 6-19-02 - Diane Neibel - Douglas Cty

PA - - -

QCD - 2005-040147-4-11-05 Octy → Darrell Jagers

Neibel  
 Backhaus  
 :  
 Duvert Gruppe

Computer - Military Holding LLC

Searched  
OT 128142 E

**INFO TO UNDERWRITER TYPIST HERE**

**GENERAL NOTES:** Gateway Mortgage is not vesting

**NOTES RE TH:** Model Investments, LLC, a Nebraska Limited Liability company

**NOTES RE LEGAL:** Lot 19 Hanover Falls, a subdivision

Homeowners Association of Hanover Falls sets out Annual Assessments for the estimated Common Area Expenses of the Association. There might be assessments charged for each lot, Check at verbal/closing for assesment fees.

**ALL EXCEPTIONS TO SHOW ON TITLE WORK BELOW THIS LINE-IN**

**SHOW IN THIS ORDER: 1-LIENS 2-CASES, ETC. 3-EASEMENTS, ETC. THAT RUN WITH THE LAND**

- Plat and Dedication Recorded August 11, 2006, in Instrument number 2006-091994 of the Records of Douglas County, NE, which grants easement(s) to Omaha Public Power and any company which has been granted a franchise to provide a cable system within of this Plat and U. S. West Communications, for installation and maintenance of utility facilities on, over, through, under and across and extend thereon wire for the carrying and tansmission of Electric current for light, heat, power and the transmission of signals and sounds for all kinds including signal provided by cable television system, on, over, through, under and across the entirety of Outlots A-F; a 5 foot strip of land adjoining all front and side boundary lines; an 8 foot strip of land adjoining all rear boundary lines of interior lots; and a 16 foot strip of land adjoining the rear boundary lines of all exterior lots. Plat further grants a perpetual easement to the Metropolitan Utilities District of Omaha, to erect, install, operate, maintain, repair, and renew piplines, hydrants, valves, and other related facilites and to extend thereon pipes for the transmission of natural gas and water on, over, through, under, and across a 5 foot wide strip of land abutting all circles, pubic or private, Fence requirements.

A Permanent Drainage Easement is granted to SID #535, The City of Omaha and Douglas County. Direct vehicular access will not be allowed to 156th street from any lot.

**CHECK PLAT FOR YOUR LOT**

Plat indicates a 30 foot and 35 foot Non Buildable Easements reflecting lots 60, 69, 77, 86 - 90, 106 -113,121; a 75 foot Noise buffer Setback a 10 foot Additional Right of Way dedication effecting Outlot B; and a 20 foot Saniatry Sewer Easement effecting Outlot A.

Declaration of Covenants, Conditions, Restrictions recorded October 16, 2006 in Instrument number 2006-119008 of the Records of Douglas County, Nebraska which grants easement(s) to Omaha Public Power, QWest Communications and any company which has been granted a franchise to provide a cable system within of this Plat for installation and maintenance of utility facilities on, over, through, under and across and extend thereon wire for the carrying and tansmission of Electric current for light, heat, power and the transmission of signals and sounds for all kinds including signal provided by cable television system, on, over, through, under and across the entirety of Outlots A-F; a 5 foot strip of land adjoining all front and side boundary lines; an 8 foot strip of land adjoining all rear boundary lines of interior lots; and a 16 foot strip of land adjoining the rear boundary lines of all exterior lots. Plat further grants a perpetual easement to the Metropolitan Utilities District of Omaha, to erect, install, operate, maintain, repair, and renew piplines, hydrants, valves, and other related facilites and to extend thereon pipes for the transmission of natural gas and water on, over, through, under, and across a 5 foot wide strip of land abutting all circles, pubic or private, Fence requirements. Homeowners Association of Hanover Falls sets out Annual Assessments for the estimated Common Area Expenses of the Association.

Revocable Assignmnet and Assumption of 2006-119008, recordded October 16, 2006, in Instgrument number 2006-119009 of the records of Douglas County, Nebraska, whcih contain certain amendments to documents as contained therein.

Amendment to 2006-119008 recorded April 5, 2011 in Instrument number 2011-029929, of the Records of Douglas County, Nebraska, which contain certain amendments to documents as contained therein.

Ratification of the Plat recorded March 23, 2007 in Instrument number 2007-032291 of the records of

Douglas county, Nebraska.

Existing Easement and Right of Way recorded July 20, 2000 in Book 1345 at Page 283 of the Records of Douglas County, Nebraska, granted to Metropolitan Utilities District of Omaha to maintain, operate, repair, relay and remove pipelines for transportation of gas and all appurtenances thereto.

Existing Easement and Right of Way recorded September 13, 2000 in Book 13515 at Page 361 of the Records of Douglas County, Nebraska, granted to Metropolitan Utilities District of Omaha to maintain, operate, repair, relay and remove pipelines for transportation of gas and all appurtenances thereto.

Existing Easement and Right of Way recorded June 15, 2000 in Book 1341 at Page 230 of the Records of Douglas County, Nebraska, granted to Metropolitan Utilities District of Omaha to maintain, operate, repair, relay and remove pipelines for transportation of gas and all appurtenances thereto.