

### COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE

Issued by:  
Omaha Title, Inc.  
13917 Gold Circle  
Omaha, NE 68144  
(402) 333-1188  
Fax (402) 333-4755

#### SCHEDULE A

Commitment No.: OT17506

File No.: 27506

*Don't look in  
Don't go over table*

1. Effective Date: October 6, 1995 at 8:00 AM
2. Policy or Policies to be issued:

(a) <input checked="" type="checkbox"/> ALTA Owner Policy: 10-17-92	Amount	\$310,400.00
	Premium:	\$10.00

Proposed Insured:  
Hidden Valley Ranches Inc., a Nebraska Corporation

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:  
Parcel A: John M. Ward, Jr. and Lucille G. Ward, husband and wife, as joint tenants  
Parcel B: John M. Ward and Lucille Ward

4. The land referred to in this commitment is described as follows:  
Parcel A: The Southwest 1/4 of the Southeast 1/4, except Tax Lots 2 and 3, in Section 14, Township 13 North, Range 12 East of the 6th P.M., in Sarpy County, Nebraska, except that part deeded to the County of Sarpy in Deed Book 155 at Page 506. Note: Legal Description is subject to change after an ALTA Survey is provided.

Parcel B: The North 1/2 of the East 1/2 of the Northwest 1/4 and the North 1/2 of the West 1/2 of the Northeast 1/4 of Section 23, Township 13 North, Range 12, East of the 6th P.M., Sarpy County, Nebraska. Note: Legal Description is subject to change after an ALTA Survey is provided.

*2-12-96  
Need photo*

*Thanks*

*4 pgs.*

Commonwealth Title Agency

Countersigned: *Donald C. McCroden*  
(signature)  
Donald C. McCroden, Authorized Officer or Agent

COMMONWEALTH LAND TITLE INSURANCE COMPANY  
COMMITMENT FOR TITLE INSURANCE

File No.: 27506

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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 to be insured must be executed and filed for record, to wit:
5. Require an ALTA Survey describing the properties to be conveyed.
6. Warranty Deed executed by John M. Ward, Jr. and Lucille G. Ward, in favor of Hidden Valley Ranches Inc., a Nebraska Corporation, Covering Parcels A and B.
7. Order Verbal update from Title Company prior to closing to detect any matters appearing of record after effective date of this commitment.
8. Provide a satisfactory Owner's Affidavit of Possession and No Liens. Said affidavit when properly executed at closing by the seller(s), if any, and trustor(s) herein will serve to delete the standard lien and possession exceptions.

**COMMONWEALTH LAND TITLE INSURANCE COMPANY**  
**COMMITMENT FOR TITLE INSURANCE**

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**SCHEDULE B - SECTION 2**

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

Special exceptions are those defects disclosed by a search of the title to this property for which no coverage is provided by this policy.

1. 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 the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Parcel A: Tax Key No. 010-406-654: 1994 County Taxes, Total \$2,386.38, paid in full. Taxed as Tax Lot 2 and SW SE, Ex Tax Lot 3, 14-13-12. NOTE: Subject property lies within a Greenbelt Area which calls for a recapture of taxes. Please contact the County Assessor's Office before closing.
3. Parcel B: Tax Key No. 011-065-850: 1994 County Taxes, Total \$1,724.60, paid in full. Taxed as N 1/2 E 1/2 NW 1/4 of 23-13-12 and N 1/2 W 1/2 NE 1/4 of 23-13-12. NOTE: Subject property lies within a Greenbelt Area which calls for a recapture of taxes. Please contact the County Assessor's Office before closing.
4. Easement by and between John M. Ward, Jr. and Lucille Ward, husband and wife, and Robert H. Ward and Mary J. Ward, husband and wife, First Party, and Jeffrey S. Van Scoy and Marion D. Williamson, Second Party, dated June 8, 1986, filed June 18, 1986 in book 59 at page 1582 of the Miscellaneous records of Sarpy County, Nebraska. See copy attached. Covers Parcel A.
5. Easements by and between Robert H. Ward and Mary June Ward, husband and wife and John M. Ward, Jr. and Lucille G. Ward, husband and wife, dated November 2, 1989, filed November 8, 1989 at Instrument No. 89-15608 of the records of Sarpy County, Nebraska. See copy attached. Covers Parcel A.

## COMMONWEALTH TITLE COMMITMENT FORM

### SCHEDULE B NOTES

Commitment No.: 0T27506

1. For information purposes only: 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.

NOTE: AN OWNER'S POLICY ISSUED IN CONNECTION WITH THIS COMMITMENT WILL CONTAIN THE FOLLOWING PRE-PRINTED EXCEPTIONS:

1. Rights or claims of parties other than Insured in actual possession of any or all of the property.
2. Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.
3. Unfiled mechanics' or materialmen's liens.

STATE FILE CREATED 02/15/96 SAPPY COUNTY OPS

County Code: 77 Report ID: 770272150 Location ID: 10406654

Owner Address Mailing Address

Name: WARD JR/JOHN M

Name: A LUCILLE

Addr: 7903 PLATEVIEW RD

City: PAPILLION

State: NE Zip Code: 68046

Zip Code:

Legal Description  
PT TAX LOT 2 & PT SW/4 SE1/4, EX TAX LOT 3, 14-13-12 (21.86 AC) RECAPTURE ON 14  
.27 AC 93-95

Property address: 7903 PLATEVIEW RD / PAPILLION

Remarks  
PARCELS COMBINED 1993  
RECAP ON 14.27 AC 93-95

Lots - / building data - Tax Data -  
Next screen - Read next record - Read Back one record - Search new record.

Alt-7 FOR HELP | 08 0210 | FDX | 9400 N81 | LOG CLOSED | PRINT OFF | ON-LINE

SAPPY COUNTY TAX RECORDS  
TAX YEAR 95 LOCATION ID 10406654 COMB ONE 46002 SEQ NUMBER 17428

AG USE VAL	409929	AMOUNT RECD		
ASRT DIFFER	46642	FOR TAX	1ST HALF DUE	1,498.64
ASLD VAL	409929	INTEREST	2ND HALF DUE	1,498.64
AMSTD EXH		ADVERTISING	ADDTL TAX	992.02
TAX VAL	409929	TOTAL	PAYMENT DATE	00/00/00
			DATE POSTED	00/00/00
TAX LEVY	2.128860	BALANCE		2,997.28
TAX DUE	2,997.28			

TAX SALE NUM	DEL TAX
FORECLOSURE	ROPTURE
CANCEL CODE	SP ASSESS
COURT DATE	BANKRUPTCY
REFERENCE NO	ID NO

Additional tax indicates Greenbelt - Further information may be required,  
PRESS ESCAPE

Alt-7 FOR HELP | 08 0210 | FDX | 9400 N81 | LOG CLOSED | PRINT OFF | ON-LINE

[LKW] \*\*\* SPECIAL ASSESSMENTS \*\*\*

OWNER 1: WARD JR/JOHN N LOC-ID: 1996854  
DATA 2: & LUCILLE  
3: 395 # : 6757  
ADDRESS: 7903 PLATEVIEW RD, PAPILLON, NE 68946

SID #: DIST-CONB: 46008 Legal Description  
PT TAX LOT 2 & PT SW1/4 SE1/4, EX TAX LO  
T 3, 14-13-12 (21.86 AC) RECAPTURE ON 16  
SUB-DIV: - SUBDIVISION NAME NOT ON FILE  
PR ADDR: 7903 PLATEVIEW RD PAPILLON  
COMMENT:

\*\*\* NO SPECIAL ASSESSMENTS FOR THIS LOC-ID # \*\*

(M)ext, (B)ackup, (O)rancel, (F)ront, (S)ched, (X)owner: \_

Alt-Z FOR HELP | DG D210 | FDY | 9600 NE1 | LOG CLOSED | PRINT OFF | ON-LINE  
STATE FILE CREATED 02/15/96 SAPPY COUNTY OPS

County Code: 77 Report ID: 770572091 Location ID: 11055850

Owner Address Mailing Address

Name: WARD/JOHN N & LUCILLE  
Name:  
Addr: 7903 PLATEVIEW ROAD  
City: PAPILLON  
State: NE ZIP Code: 68946

Legal Description  
NE1/4 NW1/4 & NW1/4 NE1/4 23-13-12 (80 AC)

Property address: ✓

Remarks  
DB RECAPTURE 1993-1995

Los - / building data - Tax Data -  
Next screen - Read next record - Read Back one record - Search new record -

Alt-Z FOR HELP | DG D210 | FDY | 9600 NE1 | LOG CLOSED | PRINT OFF | ON-LINE

SARPY COUNTY TAX RECORDS

TAX YEAR 95 LOCATION ID 1106950 COMB CODE 4008 SEQ NUMBER 17432 GREENBELT RECAPTURE

AG USE VAL	71960	AMOUNT REVD	
ASRT DIFFER	14340	FOR TAX	1ST HALF DUE 2,268.30
ASCD VAL	21330	INTEREST	2ND HALF DUE 2,268.30
AMSTD EXM		ADVERTISING	ADDTL TAX 3,006.10
			PAYMENT DATE 00/00/00
			DATE POSTED 00/00/00

TAX VAL 213300 TOTAL

TAX LEVY 2.126860 BALANCE 4,536.60

TAX DUE 4,536.60

TAX SALE NUM

DEL TAX

ROPTURE 1

SP ASSESS

FORECLOSURE ACCELERATED IMPROVEMENTS

CANCEL CODE ACCEL IMPR REVD BKRUPTCY

COURT DATE / / ID NO

REFERENCE NO

Additional tax indices Greenbelt - Further information may be required.  
PRESS ESCAPE

A14-Z FOR HELP | 09 D210 | FDY | 9600 N01 | LOG CLOSED | PRINT OFF | ON-LINE

[LUMP] \*\*\* SPECIAL ASSESSMENTS \*\*\*

OWNER 1: WARD/JOHN W & LUCILLE LOC-10: 1106950

DATA 2: 31816

DATA 3: 31816

ADDRESS: 7903 PLATEVIEW ROAD, FARMINGTON, NE 68046

SID #: DIST-COMB: 46008 NE1/4 NW1/4 & NW1/4 NE1/4 23-13-12 (80 A

Legal Description

SUB-DIV: - SUBDIVISION NAME NOT ON FILE

PR ADDR:

COMMENT:

\*\*\* NO SPECIAL ASSESSMENTS FOR THIS LOC-ID # \*\*\*

(M)net, (B)ackup, (C)ancel, (F)ront, (S)chd, (X)mmr: \_

A14-Z FOR HELP | 09 D210 | FDY | 9600 N01 | LOG CLOSED | PRINT OFF | ON-LINE

SEC 14 twp 13 rmg 12 qtr qtr-qtr 084458796

EWE GRANTOR  
 WASHINGTON SQUARE MTG CO 95-05849 AM0000 05/01/95  
 CRANE THOMAS 95-15384 ROL000 09/11/95

F1 F2 F3 F4 F5 F6 F7  
 View Star Gate Pshn Poup Up1 Dnl Query

LAST ONE IN THE FILE REACHED

Alt-Z FOR HELP | DG D210 | FOX | 9400 N81 | LOG CLOSED | PRINT OFF | ON-LINE

SEC 23 twp 13 rmg 12 qtr qtr-qtr 084468796

EWE GRANTOR  
 WAREHOUSE WILLIAM N 94-24089 D01000 11/09/94  
 WAREHOUSE WILLIAM N 94-24090 M0C000 11/09/94  
 PACKERS NE BANK & TRUST CO TR 94-24989 D0R000 11/28/94  
 WAREHOUSE WILLIAM N 95-09223 D01000 06/20/95  
 PACKERS NE BANK & TRUST CO 95-10604 AM0000 07/11/95  
 SUTER DON L III & SANDRA A 95-10785 D01000 07/14/95  
 PACKERS NE BANK & TRUST CO 95-11288 REL000 07/20/95  
 PACKERS NE BANK & TRUST CO TR 95-11289 D0R000 07/20/95  
 PACKERS NE BANK & TRUST CO TR 95-11290 D0R000 07/20/95  
 BANK OF PAPILLION TR 95-12459 D0R000 08/04/95  
 BANK OF PAPILLION TR 95-12460 D0R000 08/04/95  
 BANK OF PAPILLION TR 95-12461 D0R000 08/04/95  
 BANK OF PAPILLION TR 95-12461 D0R000 08/04/95  
 WAREHOUSE WILLIAM N 95-13146 D01000 08/17/95  
 ROSSER EARL E SR ETAL 95-22328 EASE00 12/20/95

F1 F2 F3 F4 F5 F6 F7  
 View Star Gate Pshn Poup Up1 Dnl Query

LAST ONE IN THE FILE REACHED

Alt-Z FOR HELP | DG D210 | FOX | 9400 N81 | LOG CLOSED | PRINT OFF | ON-LINE