

LONG CREEK SUBDIVISION
a Subdivision of the W ½ SW 1/4 of Section 9
and the E ½ SE 1/4 of Section 8, all in Township
17 North, Range 12 East of the 6th P.M.,
Washington County, Nebraska.

** Make sure
to check lands each
time Sec 8-17-12
Sec 9-17-12*

This master file listing was done when we were insuring Lot 15 - CLTIC-3006- SOME OF THE EASEMENTS HAVE BEEN GONE THROUGH AND WE HAVE INDICATED ON THE MAPS

CLAUDE M. MAXWELL AND MAUREEN W. MAXWELL, HUSBAND AND WIFE, acquired the E1/2 SE1/4 of Section 8 and the W1/2 SW1/4 of Section 9, all in Township 17 North, Range 12 East of the 6th P.M., Washington County, Nebraska by Survivorship Warranty Deed in Book 106, Page 633, dated January 28, 1976, filed January 28, 1976.

PLEASE BE AWARE THAT THE LOTS IN THIS SUBDIVISION WERE FIRST DEEDED AS TAX LOTS, THEN BECAME LOTS IN LONG CREEK SUBDIVISION.

ALSO, WATCH ROAD ROW'S - SOME LANDOWNERS HAVEN'T DEEDED THE OLD ROW TO THE COUNTY.

MAXWELL HAD LAND CONTRACTS ON MOST OF THE TAX LOTS IN THE 1970'S, SO WE MAY NEED TO SHOW THE TAX LOT NUMBERS, NOW KNOWN AS LOT _____ IN LONG CREEK SUBDIVISION.

Below is a sample of the legal description we used for CLTIC-3006 when insuring Lot 15 in Long Creek:

Lot 15 of Long Creek Subdivision, as platted in the Southeast Quarter of Section 8, and the Southwest Quarter of Section 9, all in Township 17 North, Range 12 East of the 6th P.M., Washington County, Nebraska, formerly known as Tax Lot 44 in Section 9 and Tax Lot 19 in Section 8, both in Township 17 North, Range 12, East of the 6th P.M., Washington County, Nebraska, **less those parts of Lot 15 Long Creek Subdivision described in Warranty Deed in Book 273, Pages 48-49 and QuitClaim Deed in Book 301, Pages 357-358 conveyed to WASHINGTON COUNTY, NEBRASKA.**

- 1) Any and all easements, conditions, restrictions, etc., shown on the FINAL PLAT of Long Creek Subdivision in Plat Book 2, Pages 299-304, filed September 8, 1980.
- 2) MINING OIL AND GAS LEASE in Book J, Page 497, dated July 20, 1943, filed August 12, 1943, by and between George Ohrt and Ida F. Ohrt, husband and wife, Lessor and Consumers' Syndicate, Ltd., Lessee. **(SE1/4 Section 8 and W1/2 SW1/4 Section 9-17-12)**

SALE OF OIL AND GAS ROYALTY in Book K, Page 29, dated May 19, 1944, filed December 26, 1944, from George Ohrt and Ida F. Ohrt, husband and wife, to Consumers' Syndicate, Ltd.- an undivided one-half of 1/8th royalty interest in and to all the oil, gas and other minerals located in, on, or under the SE1/4 of Section 8 and the W1/2 of the SW1/4 Section 9, all in Township 17 North, Range 12 East of the 6th P.M., Washington County, Nebraska and other lands.

- 3) RIGHT OF WAY AGREEMENT in Book L, Page 97, dated July 7, 1948, filed July 22, 1948, given by Ida F. Ohrt, a widow to Great Lakes Pipe Line Company, its successors or assigns; - RE: the SE1/4 Section 8-17-12. **(SE1/4 Section 8-17-12)**

CONVEYANCE AND ASSIGNMENT in Book R, Pages 467-475, dated March 15, 1966, filed April 4, 1966, wherein Great Lakes Pipe Line Company assigns certain Right of Way Agreements to Williams Brothers Pipe Line Company, one being in Book L, Page 97 and others.

- 4) WARRANTY DEED in Book 273, Pages 48-49, dated July 16, 1997, filed October 23, 1997 from Robert W. Carpenter and Sandra J. Carpenter, husband and wife, and Robert W. Oehlert to Washington County, Nebraska, conveying 0.219 acres, more or less of part of Lot 15 of Long Creek Subdivision. **(Lot 15 only)**
- 5) RIGHT OF WAY EASEMENT in Book 301, Page 32, dated April 28, 1999, filed May 5, 1999, given by Robert Carpenter and Sandra J. Carpenter to The Blair Telephone Company, its successors and assigns. **(Lot 15 only)**
- 6) RIGHT OF WAY EASEMENT in Book 301, Page 33, dated February 4, 1999, filed May 5, 1999, given by Robert W. Oehlert to The Blair Telephone Company, its successors and assigns. **(Lot 15 only)**
- 7) 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. **(this appears to affect Lots 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17.**
- 8) **Lots 1, 2 and 4 appear to have to use Lot 6 (formerly Tax Lot 22 in Section 8 and Tax Lot 38 in Section 9 for access - EASEMENT in Book 126, Page 716, notarized February 19, 1980, filed February 19, 1980, given by Claude M. Maxwell and Maureen W. Maxwell, husband and wife, grant and convey a perpetual easement for roadway purposes over, through and across Tax Lot 22 in Section 8 and Tax Lot 38 in Section 9 both in Township 17 North, Range 12 East of the 6th P.M. Washington County, Nebraska to the owners, their heirs and assigns of Tax Lot 35, 36 and 45 in Section 9-17-12. THIS EASEMENT AREA APPEARS TO STILL BE OWNED BY MAXWELLS AND WILL NEED TO BE CHECKED EACH TIME IN THE TAX ROLLS FOR ANY UNPAID TAXES WHEN DOING A LOT THAT DEPENDS ON THIS AS ACCESS.**
- 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 Book 188, Page 539; Book 190, Pages 734-735; Book 201, Page 329; ANY AND ALL AMENDMENTS THERETO.

THERE ARE OTHER EASEMENTS AFFECTING DIFFERENT LOTS THEREFORE THIS IS NOT A COMPLETE LISTING OF ALL THE EXCEPTIONS ON THE ENTIRE SUBDIVISION. EACH SEPARATE LOT AND OLD TAX LOT WILL NEED TO BE REVIEWED EACH TIME WE DO A SEARCH / TITLE INSURANCE ON EACH ONE.

Also add under the tax part of each search or title insurance:

PLEASE NOTE: THIS REPORT/ COMMITMENT/ POLICY DOES NOT INCLUDE/COVER ANY DUES/ASSESSMENTS LEVIED OR ASSESSED AGAINST SUBJECT PROPERTY BY ANY HOMEOWNERS / LOT OWNERS ASSOCIATION.