

*Sample*

**ALTA COMMITMENT - 1970 Rev.**

ISSUED THROUGH THE OFFICE OF:



Application No. TA - 6567 **SCHEDULE A**

1. Effective Date: September 9, 1981 at 8:00 A.M.

2. Policy or Policies to be issued:  
 "ALTA" OWNER'S POLICY Form B-1970-

-Amended 10-17-70 \$ 44,000.00

Proposed Insured: TERRANCE W. MARTIN AND DAISY K. MARTIN,  
 husband and wife

Premium: \$146.50 Reissue  
 Rate

"ALTA" LOAN POLICY 1970 Rev. \$

Proposed Insured:

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:

WILLIAM G. HOLLENBECK a/k/a ABRAHAM WILLIAM GERALD HOLLENBECK, and DOROTHY L. HOLLENBECK a/k/a DOROTHY LORAINÉ HOLLENBECK a/k/a RUTH DOROTHY LORAINÉ HOLLENBECK, husband and wife

4. The land referred to in this Commitment is described as follows:

Lot 11, in Block 1, in PALOMINO HILLS, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska.

**SCHEDULE B**

In addition to the Standard Exceptions and Conditions and Stipulations recited on the face of this Commitment and the Conditions and Stipulations and Exclusions from Coverage in the Company's usual form of policy, the land referred to is, as of the effective date hereof, subject to the following:

1. General taxes due and payable at date hereof: 1980/81: \$909.68 total; HOMESTEAD EXEMPTION of \$818.74; Net taxes of \$90.94 paid in full; Key No: 3537-1220-19.

2. Special taxes and assessments now assessed or levied, but payable in future installments; Except those recorded in the Office of the County Treasurer at date hereof, of which there are none.

3. Covenants, conditions and restrictions contained in instrument dated Aug. 28, 1962, filed Nov. 14, 1962, in Book 389 at Page 475 of the Miscellaneous Records of Douglas County, Nebraska, which contains no forfeiture provision.

Easement granted for utilities and drainage facilities as shown on plat drawing.

Modification of protective covenants filed Nov. 24, 1964 in Book 419 at Page 703 of the Miscellaneous Records of Douglas County, Nebraska.

Modification of protective covenants dated Nov. 17, 1964, filed Nov. 17, 1964, in Book 419 at Page 505 of the Misc. Records of Douglas County, Nebraska.

Modification of protective covenants dated Nov. 14, 1964, filed Nov. 17, 1964, in Book 419 at Page 511 of the Misc. Records of Douglas County, Nebraska.

~~Modification of protective covenants filed Nov. 24, 1964, in Book 419 at Page 703 of the Misc. Records of Douglas County, Nebraska.~~

Modification of protective covenants dated Apr. 13, 1970, filed Apr. 20, 1970, in Book 488 at Page 469 of the Misc. Records of Douglas County, Nebraska.

4. Easement granted for utilities by Plat and Dedication filed July 17, 1962, in Book 1155 at Page 604 of the Deed Records of Douglas County, Nebraska, easement as shown on plat drawing.

Plat drawing reveals a 5 foot wide utility easement affecting the rear lot line of subject property.

Schedule "B" Continued

5. Mortgage dated Oct. 3, 1973, filed Oct. 4, 1973, in Book 1995 at Page 541 of the Mortgage Records of Douglas County, Nebraska, executed by William G. Hollenbeck and Ruth Dorothy L. Hollenbeck, husband and wife, in favor of Byron Reed Company, Inc., securing the sum of \$29,900.00.

Assigned to Federal National Mortgage Association by instrument dated Oct. 3, 1973, filed Oct. 4, 1973, in Book 1995 at Page 545 of the Mortgage Records of Douglas County, Nebraska.

6. Deed of Trust dated Apr. 30, 1980, filed May 6, 1980, in Book 2380 at Page 614 of the Mortgage Records of Douglas County, Nebraska, executed by William G. Hollenbeck a/k/a Abraham Hollenbeck and Dorothy a/k/a Ruth Dorothy L. Hollenbeck, in favor of American Land Title, Trustee and Avco Financial Services of Denison, Inc, Beneficiary, securing the sum of \$23,074.80.

7. Divorce in the District Court of Douglas County, Nebraska, Doc. 798, No. 236, entitled Dorothy Loraine Hollenbeck a/k/a Ruth Dorothy Loraine Hollenbeck, Petitioner, vs. William Gerald Hollenbeck a/k/a Abraham William Gerald Hollenbeck, Respondent. Petition filed July 16, 1981. Temporary Order filed July 24, 1981, wherein Petitioner awarded temporary alimony of \$500.00 per month beginning Aug. 1, 1981 and Respondent is to pay \$150.00 plus costs to Petitioners attorney Wilbur Smith. PENDING.

Request receipt of attorney fees due Wilbur Smith.

8. Suit in the District Court of Douglas County, Nebraska, Doc. 746, No. 64, entitled Leona Martin, Petitioner, vs. Terrance Martin, Respondent. Petition filed Aug. 25, 1978. PENDING.

9. Request deed from William G. Hollenbeck a/k/a Abraham William Gerald Hollenbeck, and Dorothy L. Hollenbeck a/k/a Dorothy Loraine Hollenbeck a/k/a Ruth Dorothy Loraine Hollenbeck, as husband and wife, in favor of Proposed Insured.

## ALTA COMMITMENT - 1970 Rev.

ISSUED THROUGH THE OFFICE OF:

Application No. TA-10859

## SCHEDULE A



1. Effective Date: September 14, 1984 at 8:00 A.M.

2. Policy or Policies to be issued:

"ALTA" OWNER'S POLICY Form B-1970-

-Amended 10-17-70 \$ 1,200,000.00

Proposed Insured: JAS ENTERPRISES, INC.,  
a Nebraska Corporation

Premium: \$2532.50

"ALTA" LOAN POLICY 1970 Rev. \$ 1,200,000.00

25.00

Proposed Insured: NORWEST BANK, OMAHA, N.A. and/or Rothschild  
Financial Corporation and/or Assigns

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 1: (North 90th) JAS ENTERPRISES, INC., a Nebraska Corporation

Parcel 2: (142 &amp; "U") AMERICAN CHARTER FEDERAL SAVINGS AND LOAN ASSOCIATION

4. The land referred to in this Commitment is described as follows:

Parcel 1: All of Lots 2, 3 and 4, together with a part of Lots 1, 5 and 6, Block 4, Palomino Hills, a Subdivision in Douglas County, Nebraska, the full legal description for which is attached hereto as Exhibit "A".

Parcel 2: Lot 3 in Pioneer Hills, a Subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.

## SCHEDULE B - PARCEL 1

In addition to the Standard Exceptions and Conditions and Stipulations recited on the face of this Commitment and the Conditions and Stipulations and Exclusions from Coverage in the Company's usual form of policy, the land referred to is, as of the effective date hereof, subject to the following:

1. Current general taxes due and payable at date hereof: 1983/84 taxes payable in 1984, None. (Note: Taxes are paid; this is new key number which has been established for this legal description.) Key No. 3537-1393-19.

2. Special taxes or assessments now assessed or levied, but payable in future installments; Except those certified to the Office of the County Treasurer at date hereof, of which there are None.

3. Covenants, conditions and restrictions filed Nov. 14, 1962 in Book 389 at Page 475 of the Misc. Records of Douglas County, Nebraska, which contain no forfeiture provision. Easement as granted on recorded plat; None shown.

Modification of covenants recorded in Book 418, Page 549; Book 419, Page 505; Book 419, Page 511; Book 419, Page 703, and in Book 488, Page 469. (Copies attached.)

Note: Modifications are all the same, but executed by various owners.

## SCHEDULE B - PARCEL 2

1. General taxes due and payable at the date hereof: 1983: \$2,921.88 total; first half paid; second half (\$1,460.94) is due and will be delinquent August 1, 1984. Key Number: 1301-2560-20.

2. Special taxes or assessments now assessed or levied, but payable in future installments; except those recorded in the Office of the County Treasurer at the date hereof, of which there are none.

Computer shows property lies within SID No. 223.

3. Easement granted for utilities by Plat and Dedication filed January 20, 1972, in Book 1447 at Page 287 of the Deed Records of Douglas County, Nebraska, over, upon or under a five foot strip of land adjoining the rear and side boundary lines of said lots, with provision for the termination of said side line easement.

CONTINUED