

ALTA COMMITMENT - 1970 Rev.

ISSUED THROUGH THE OFFICE OF:

Application No. TA 7234**SCHEDULE A**

Premium \$256.50

1. Effective Date: April 8, 1982 at 8:00 AM
2. Policy or Policies to be issued:
"ALTA" OWNER'S POLICY Form B-1970-
-Amended 10-17-70 \$ 58,000.00
Proposed Insured: DONALD L. PINNEO AND JOYCE PINNEO,
husband and wife
"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:

CHARLES EDWARD LEVY AND NANCY MAJOR LEVY, husband and wife, as joint tenants

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

Lot 26, in Block 16, in RAVEN OAKS, a Subdivision 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: \$1,355.18 total; first half paid; second half (\$677.59) is due and will be delinquent Aug. 1, 1982. Key No. 5445-0000-20.

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 date hereof, of which there are none.

Computer shows property lies within SID No. 142.

3. Easements for utilities as granted in Plat and Dedication filed Aug. 27, 1965, in Book 1263 at Page 419 of the Records of Douglas County, Nebraska, over, upon or under a 5 ft. strip of land adjoining the rear and side boundary lines of said lots, with a termination clause as to side line easements.

4. Covenants, conditions and restrictions contained in instrument dated Dec. 24, 1965, filed Feb. 22, 1966, in Book 434, at Page 429 of the Miscellaneous Records of Douglas County Nebraska, which contains no forfeiture provision.

Easement is reserved for utilities the same as is shown in Plat above.

5. Mortgage dated May 3, 1978, filed May 5, 1978, in Book 2232 at Page 643 of the Mortgage Records of Douglas County, Nebraska, executed by Charles Edward Levy and Nancy Major Levy, husband and wife, in favor of Commercial Federal Savings and Loan Association, securing the sum of \$44,650.00.

6. Easement for utilities as reserved in Resolution of the County Commissioners of Douglas County, Nebraska, filed Mar. 2, 1966, in Book 434 at Page 517 of the Records of Douglas County, Nebraska, over the portion of vacated County Road 211-D (54 Ave.) which affects the front of subject lot.

Lots along 54th Ave.

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ALTA COMMITMENT - 1970 Rev.

ISSUED THROUGH THE OFFICE OF:

Application No. TA 9504 **SCHEDULE A**

Spence Title Services, inc.

1905 Harney Street Omaha, Nebraska 68102
(402) 345-8844

1. Effective Date:	October 7, 1983 at 8:00 AM	
2. Policy or Policies to be issued:		
"ALTA" OWNER'S POLICY Form B-1970-		
-Amended 10-17-70	\$ 96,000.00	Premium \$370.50
Proposed Insured:	DAVID E. CORNELL AND JOY CORNELL, husband and wife	
"ALTA" LOAN POLICY 1970 Rev.	\$ 91,200.00	<u>25.00</u>
Proposed Insured:	TOWER FINANCIAL, INC.	\$395.50

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:

MARY B. LOGAN now known as MARY B. PETERS

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

The Westerly 78.56 ft. of Lot 6, in RAVEN OAKS REPLAT II,
a Subdivision 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: \$2,838.14 total; paid in full.
Key No. 5472-0546-20.

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 date hereof, of which there are none.

Computer shows property lies within SID No. 142.

3. Covenants, conditions and restrictions contained in instrument dated Dec. 24, 1965, filed Feb. 22, 1966, in Book 434, at Page 429 of the Miscellaneous Records of Douglas County, Nebraska, which contain no forfeiture provision.

Provision is made for approval of construction plans.

Easement is reserved for utilities over, upon or under a 5 ft. strip of land adjoining the rear and side boundary lines of said lots, with termination clause as to side line easements.

Easement is reserved in favor of certain lots, including subject lot, for the construction and maintenance of a private driveways etc. over a portion of said lots for ingress and egress to each of lots shown therein.

4. Covenants, conditions and restrictions contained in instrument dated May 11, 1977, filed June 2, 1977, in Book 581 at Page 531 of the Miscellaneous Records of Douglas County, Nebraska, which contain no forfeiture provision. These covenants incorporate the covenants, conditions and restrictions contained in instrument filed Oct. 1, 1974, in Book 542 at Page 515 and as amended by instruments filed in Book 556 at Page 477 and in Book 581 at Page 528, all of the records of Douglas County, Nebraska.

Provision is made therein for an Association and Assessments.

Provision is made for Architectural Control.

Provision is made for party walls where structure is placed on dividing line of Lots.

5. Amendment to covenants dated Sept. 1, 1981, filed Sept. 3, 1981, in Book 658 at Page 647 of the Miscellaneous Records of Douglas County, Nebraska.

SCHEDULE "B" CONTINUED.

TA 9504

Schedule "B" continued.

6. Amendment to covenants dated Sept. 1, 1981, filed Sept. 1, 1981, in Book 658 at Page 727 of the Miscellaneous Records of Douglas County, Nebraska.

7. Amendment to covenants dated Dec. 10, 1982, filed Dec. 10, 1982, in Book 681 at Page 93 of the Miscellaneous Records of Douglas County, Nebraska.

8. Require Warranty Deed from Mary B. Logan, now known as Mary B. Peters, stating marital status and signed by spouse, if any, in favor of proposed insured.

9. Plat survey for Raven Oaks Replat No. 2 filed Sept. 29, 1976 in Book 1554 at Page 125 of the Deed Records of Douglas County, Nebraska, reveals a Permanent Sanitary and Sewer easement running across subject property.

NOTE: This Company will provide our AIM endorsement with the mortgagee's policy to be issued.

NOTE: If requested by Loan Company, the standard exceptions to Mechanic's liens and survey as shown on the face of this commitment will be deleted from the mortgagee's policy to be written upon receipt of a standard seller's lien affidavit acceptable to this Company and a comprehensive survey of the premises showing all easements, improvements and encroachments.