

ALTA COMMITMENT - 1970 Rev.

ISSUED THROUGH THE OFFICE OF

Application No. TA - 3886

SCHEDULE A



- 1. Effective Date: January 21, 1980 at 8:00 A.M.
- 2. Policy or Policies to be issued:
 "ALTA" OWNER'S POLICY Form B-1970-
 -Amended 10-17-70 \$ 179,000.00
 Proposed Insured: SAMUEL H. HENRY AND ANN C.
 HENRY, husband and wife
 "ALTA" LOAN POLICY 1970 Rev. \$ 50,000.00
 Proposed Insured: NEBRASKA FEDERAL SAVINGS AND
 LOAN ASSOCIATION

Premium \$403.40 Reissue
15.00
 \$418.40 Total

- 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:
 NEWTON ALLEN AND VIVIAN L. ALLEN,
 husband and wife, as joint tenants
- 4. The land referred to in this Commitment is described as follows:

on Addition now

Lot 108, in REGENCY, 1ST ADDITION, 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: 1979/80: \$3,883.48 total; first installment (\$1,941.74) is due and will be delinquent Apr. 1, 1980; 1978/79 taxes are paid in full; Key Number: 1403-1228-21.
- 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. 188.
- 3. Covenants, conditions and restrictions contained in instrument dated and filed Mar. 19, 1968 in Book 461 at Page 103 of the Miscellaneous Records of Douglas County, Nebraska, which contains no forfeiture provision.
 Easement granted for utilities together with rights of egress, ingress and other access thereto, in, over, under and upon a strip or strips abutting the rear boundary line of each lot and abutting the side boundary lines of each lot of five feet in width, with termination clause.
 Paragraph Number 4 contains provisions for an Association and for assessments.
Provs. is made for architectural control
- 4. Side yard requirement modified in instrument dated Nov. 17, 1969 filed Nov. 26, 1969 in Book 484 at Page 73 of the Miscellaneous Records of Douglas County, Nebraska.
- 5. Picture Plat filed Feb. 21, 1968 in Book 1343 at Page 395 of the Deed Records of Douglas County, Nebraska, reveals a 6 foot sidewalk easement.
- 6. Mortgage dated July 7, 1975 filed July 14, 1975 in Book 2061 at Page 319 of the Mortgage Records of Douglas County, Nebraska, executed by Newton Allen and Vivian L. Allen, husband and wife, to Nebraska Savings and Loan Association, securing the sum of \$72,800.00.

Lot 108

ALTA COMMITMENT - 1970 Rev.

ISSUED THROUGH THE OFFICE OF:

Application No. TA - 7176 **SCHEDULE A**

1. Effective Date: March 23, 1982 at 8:00 A.M.
2. Policy or Policies to be issued:
 "ALTA" OWNER'S POLICY Form B-1970-
 -Amended 10-17-70 \$ 250,000.00
 Proposed Insured: MACO CONSTRUCTION COMPANY, INC.,
 a Nebraska Corporation
 "ALTA" LOAN POLICY 1970 Rev. \$ 250,000.00
 Proposed Insured: REALBANC, INC.

CONSTRUCTION BINDER

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:
 NATHAN LIPSCOMB, JR. AND SUSAN S. LIPSCOMB,
 husband and wife, as joint tenants
4. The land referred to in this Commitment is described as follows:

Lot 40, in REGENCY, 1ST ADDITION, 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: 1981: \$823.44 total; first half (\$411.72) is due and will be delinquent Apr. 1, 1982. Key Number: 1403-1082-21.
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. 188.
3. Covenants, conditions and restrictions contained in instrument filed Mar. 19, 1968, in Book 461 at Page 103 of the Miscellaneous Records of Douglas County, Nebraska, which contains no forfeiture provision.
 Easement granted for utilities in, over, under, and upon a strip or strips abutting the side boundary lines of said Lot 40, with termination clause.
 Easement granted to Association and its assigns and successors over Lot 40, for purpose of prohibiting and completely restricting all means of egress, ingress or other access by driveway, road, street, walk or other means of connection between each of said lots and abutting right of way for Pacific Street.
 Paragraph 4 contains provisions for an Association and assessments.
4. Notice of Lien filed Nov. 23, 1981 in Book 663 at Page 303 of the Miscellaneous Records of Douglas County, Nebraska, by Regency Homes Association against Nathan Lipscomb, Jr. and Susan S. Lipscomb, in an amount not less than \$450.00, together with any amounts accrued and unpaid after August 1, 1981.
5. Pending Suit in the District Court of Douglas County, Nebraska, Doc. 755 No. 136 entitled Kenneth Hoberman and Beth S. Hoberman, et al, Plaintiffs, vs Gene Wilczewski and MaCo Construction Co., Defendants. Petition filed Mar. 26, 1979, wherein Plaintiff prays for \$7,500.00 as damages. PENDING.
6. Suit in the District Court of Douglas County, Nebraska, Doc. 776 No. 368 entitled Buttner Plumbing Company, Inc., Plaintiff, vs. Mark Enterprises, and MaCo Construction, Inc., Defendants. Petition filed June 20, 1980, wherein Plaintiff prays for judgment against Defendants jointly and severally for \$3,700.00 together with interest. PENDING.

ALTA COMMITMENT - 1970 Rev.Application No. TA - 4877 **SCHEDULE A**

1. Effective Date: September 23, 1980 at 8:00 A.M.
 2. Policy or Policies to be issued:
 "ALTA" OWNER'S POLICY Form B-1970-
 -Amended 10-17-70 \$ 230,000.00
 Proposed Insured: JUDITH A. ROOK, a widowed person
 "ALTA" LOAN POLICY 1970 Rev. \$
 Proposed Insured:

ISSUED THROUGH THE OFFICE OF:



Premium: \$556.50 Reissue

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:

JUDITH H. OLSON

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

Lot 171, in REGENCY 3RD ADDITION, 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: 1979: \$3,020.70 total paid in full;
 Key Number: 1403-2514-21.

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 District #188.

3. Supplementary Declaration dated Apr. 28, 1971, filed May 3, 1971, in Book 499 at Page 35 of the Miscellaneous Records of Douglas County, Nebraska, which contains no forfeiture provision.

Easement granted for utilities, together with the right of ingress and egress, and other access thereto, in, over, under and upon a strip or strips abutting the rear boundary line of each lot and abutting the side boundary lines of each lot of five feet in width, with termination clause as to said easement.

Subject to Conditions and other terms of Paragraphs 1b, 2a through 2m, inclusive, and 4a thru 4e, inclusive of Covenants filed Mar. 19, 1968, in Book 461 at Page 103 of the Miscellaneous Records of Douglas County, Nebraska.

4. Mortgage dated Apr. 19, 1974, filed Apr. 23, 1974, in Book 2016 at Page 122 of the Mortgage Records of Douglas County, Nebraska, executed by Judith H. Olson and Stephen G. Olson, husband and wife, to Omaha Savings and Loan Association, securing the sum of \$45,000.00.

5. Request deed from Judith H. Olson, stating marital status, and signed by spouse, if any.

ALTA COMMITMENT - 1970 Rev.

COMMITMENT PREPARED BY LORI CUMINGS
ISSUED THROUGH THE OFFICE OF:

Application No. TA - 9072

SCHEDULE A



1. Effective Date: July 15, 1983 at 8:00 A.M.
2. Policy or Policies to be issued:
 "ALTA" OWNER'S POLICY Form B-1970-
 -Amended 10-17-70 \$ 190,000.00
 Proposed Insured: MICHAEL J. EASTERDAY AND MARY A.
 EASTERDAY, husband and wife
 "ALTA" LOAN POLICY 1970 Rev. \$
 Proposed Insured:

Premium: \$468.00 Reissue

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:
 BYRON J. ANDERSON AND SHIRLEY T. ANDERSON,
 husband and wife, as joint tenants
4. The land referred to in this Commitment is described as follows:

Lot 256, in REGENCY 4TH ADDITION, 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: 1982/83: \$3,460.90 total; first half paid; second half (\$1,730.45) is due and will be delinquent August 1, 1983. Key Number: 1403-2848-21.
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.
3. Covenants, conditions and restrictions contained in instrument filed Mar. 19, 1968, in Book 461 at Page 103 of the Miscellaneous Records of Douglas County, Nebraska, which contains no forfeiture provision.
 Supplementary Declaration filed May 3, 1971, in Book 499 at Page 35 of the Misc. Records of Douglas County, Nebraska.
 Supplementary Declaration filed Mar. 29, 1973, in Book 520 at Page 369 of the Misc. Records of Douglas County, Nebraska.
 Easement reserved for utilities in, over, under and upon a strip or strips abutting the rear boundary lines of each lot and abutting the side boundary lines of each lot of five feet in width, with termination clause as to said easements.
 Provisions for a Homeowners Association set forth in said Second Supplementary.
4. Mortgage dated Aug. 31, 1979, filed Sept. 5, 1979, in Book 2339 at Page 238 of the Mortgage Records of Douglas County, Nebraska, executed by Byron J. Anderson and Shirley T. Anderson, husband and wife, in favor of Catholic Workman, a Fraternal Beneficiary Association, incorporated and existing under the laws of the State of Minnesota.
 REQUIRE release of above shown mortgage, unless it is being assumed.

*10 of 57
lots are covered
524-723*

ALTA COMMITMENT - 1970 Rev.

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COMMITMENT PREPARED BY LORI CUMMINGS
ISSUED THROUGH THE OFFICE OF:



Application No. TA - 10180 **SCHEDULE A**

- 1. Effective Date: May 31, 1984 at 8:00 A.M.
- 2. Policy or Policies to be issued:
 - "ALTA" OWNER'S POLICY Form B-1970-
-Amended 10-17-70 \$ 260,000.00
 - Proposed Insured: LAWRENCE J. KREMLA AND SHIRLEY A.
KREMLA, husband and wife *ASTUROS*
 - "ALTA" LOAN POLICY 1970 Rev. \$ 208,000.00
 - Proposed Insured: OMAHA NATIONAL BANK

Premium: \$521.50 Reissue
25.00
\$546.50 TOTAL

- 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 A. STUBER AND CAROLYN R. STUBER,
husband and wife, as joint tenants
- 4. The land referred to in this Commitment is described as follows:

✓ Lot 285, in REGENCY 4TH ADDITION, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska.

DT 2692-505 6/25
|
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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: 1983/84: \$4561.96 total; first half paid; second half (\$2280.98) is due and will be delinquent Aug. 1, 1984. Key Number: 1403-2906-21.
- 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.
- 3. Covenants, conditions and restrictions contained in instrument filed Mar. 19, 1968, in Book 461 at Page 103 of the Miscellaneous Records of Douglas County, Nebraska, which contains no forfeiture provision.
Supplementary Declaration filed May 3, 1971, in Book 499 at Page 35 of the Misc. Records of Douglas County, Nebraska.
Supplementary Declaration filed July 24, 1973, in Book 524 at Page 723 of the Misc. Records of Douglas County, Nebraska.
Easement is reserved for utilities in, over, under and upon a five foot strip of land abutting the rear boundary lines of each lot, with termination clause.
Provision is made for a Homeowners Association.
- 4. Deed of Trust dated Apr. 14, 1980, filed Apr. 15, 1980, in Book 2376 at Page 582 of the Mortgage Records of Douglas County, Nebraska, executed by William A. Stuber and Carolyn R. Stuber, husband and wife, in favor of The Omaha National Bank, Trustee and Realbanc, Inc., Beneficiary, securing the sum of \$135,000.00.
REQUIRE deed of reconveyance for said deed of trust.
- 5. Plat Survey of Regency 4th Addition filed Dec. 8, 1972, in Book 1469 at Page 655 of the Deed Records of Douglas County, Nebraska, reveals a 20 foot sewer and drainage easement affecting the south 10 feet of subject property.

NOTE: In order to delete the standard exceptions to survey and mechanics' liens as contained on the face of this commitment from the lender's final policy to be written, we require a comprehensive survey of the premises and a standard seller's lien waiver in favor of BOTH the purchaser and this Company.

ALTA COMMITMENT - 1970 Rev.

ISSUED THROUGH THE OFFICE OF:

*Sample*Application No. TA - 4658**SCHEDULE A**

1. Effective Date: August 4, 1980 at 8:00 A.M.
 2. Policy or Policies to be issued:
 "ALTA" OWNER'S POLICY Form B-1970-
 -Amended 10-17-70 \$ 179,500.00
 Proposed Insured: THE OMAHA NATIONAL BANK, TRUSTEE
 "ALTA" LOAN POLICY 1970 Rev. \$ 75,000.00
 Proposed Insured: THE OMAHA NATIONAL BANK



Premium \$542.50

25.00
 \$567.50 Total

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:
 LAURANCE H. MYERS AND VIRGINIA L. MYERS,
 husband and wife, as joint tenants
4. The land referred to in this Commitment is described as follows:

Lot 305, in REGENCY 5th ADDITION, 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: 1979/80: \$595.04 total paid in full.
 Key No: 14033008-21.
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.
 Computer shows property lies within SID #188.
3. Covenants, conditions and restrictions contained in instrument filed March 19, 1968 in Book 461 at Page 103 of the Miscellaneous Records of Douglas County, Nebraska.
 Supplement to Covenants dated May 21, 1976 filed May 24, 1976 in Book 565 at Page 295 of the Miscellaneous Records of Douglas County, Nebraska.
 Easement granted for utilities in, over, under, and upon a strip or strips abutting the rear boundary line of each lot and abutting the side boundary lines of each lot of 5 feet in width, with non-use termination date of December 31, 1979.