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ALTA COMMITMENT - 1970 Rev.

ISSUED THROUGH THE OFFICE OF:

Application No. TA - 5221

SCHEDULE A



- 1. Effective Date: November 13, 1980 at 8:00 A.M.
- 2. Policy or Policies to be issued:
 "ALTA" OWNER'S POLICY Form B-1970-
 -Amended 10-17-70 \$ to be determined
 Proposed Insured: MERRILL LYNCH RELOCATION MANAGEMENT, INC.

Preliminary Binder

- "ALTA" LOAN POLICY 1970 Rev. \$ to be determined
 Proposed Insured: REALBANC, INC.

- 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:
 LEO J. HOMAN AND HELEN M. HOMAN,
 husband and wife, as joint tenants
- 4. The land referred to in this Commitment is described as follows:

Lot 70, in ROYAL WOOD ESTATES, an Addition to the City of Omaha, as surveyed, platted and recorded, except the following described portion thereof: Beginning at the most northern corner of Lot 69: thence north-easterly along the northwesterly line of Lot 70 a distance of 5.0 feet; thence southeasterly a distance of 130.1 feet to the most southern corner of Lot 70: thence northwesterly 130.0 feet to the point of beginning, 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: \$1,659.48 total paid in full; Key Number: 4009-0642-21.
- 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 as contained in instrument dated Feb. 10, 1961, filed Feb. 20, 1961, in Book 363 at Page 145 of the Miscellaneous Records of Douglas County, Nebraska, which contains no forfeiture provision.
 Easement granted for utilities over and upon a 5 foot strip of land adjoining the rear and side boundary lines of said lots.
- 4. Covenants, conditions and restrictions contained in instrument dated May 25, 1960, filed Jan. 26, 1961, in Book 362 at Page 367 of the Misc. Records of Douglas County, Nebraska.
- 5. Waiver dated Sept. 28, 1964, filed Sept. 29, 1964, in Book 417 at Page 575 of the Miscellaneous Records of Douglas County, Nebraska, which waives and sets aside clause H of the covenants filed in Book 363 at Page 145 of the Misc. Records as to Lot 70 only.
- 6. Mortgage dated July 14, 1972, filed July 14, 1972, in Book 1935 at Page 30 of the Mortgage Records of Douglas County, Nebraska, executed by Leo J. Homan and Helen M. Homan, husband and wife, to The Omaha National Bank, securing the sum of \$33,000.00.
 Assignment of Rents dated July 14, 1972, filed July 14, 1972, in Book 512 at Page 143 of the Miscellaneous Records of Douglas County, Nebraska, to The Omaha National Bank.
 Assignment of Mortgage dated Nov. 29, 1972, filed Dec. 13, 1972, in Book 1956 at Page 259 of the Mortgage Records of Douglas County, Nebraska, in favor of First Federal Savings and Loan Association of Cedar Rapids.