

Southern Park Addition

Sampon

TA 38575 Lt 163

TA 38005 Lt 129

TA 41262 Lt 141

TA 41767 Lt 146

TA 42343 Lt 37

TA 46398 Lt 71

TA 46861 Lt 48

TA 47536 Lt 130

TA 55431 Lt 73

7003365 Lt 58

113805 Lt 34

1141474 Lt 141

TA 89851 - Lot 28

TA 10982 - Lot 57

TA 11406 - Lot 126

TA 12360 - Lot 104

TA 12489 - Lot 153

TA 14215 Lot 94

TA 14485 - Lot 109

TA 14753 Lot 74

TA 19126 Lot 121

TA 28193 Lot 73

TA 30047 Lot 132

TA 30374 Lt 103

TA 30990 Lt 78

TA 32630 Lt 133

TA 34718 Lt 37

TA 36068 Lt 72

TA 36821 Lt 56

MARK

Southern Park

↻ 4-107 Plat
5-50 Plat
5-49 (Corrects 4-107)

36-646 AFF

36-445 COV

93-33152 ORD

SAMPLE**ALTA COMMITMENT - 1970 Rev.**Application No. TA - 10982**SCHEDULE A**

1. Effective Date: August 20, 1984 at 8:00 A.M.
2. Policy or Policies to be issued:
"ALTA" OWNER'S POLICY Form B-1970:
-Amended 10-17-70 \$ 59,990.00

Proposed Insured: JEROME A. KUDLACZ AND NANCY J. KUDLACZ,
Husband and Wife.

PREMIUM: \$262.50

"ALTA" LOAN POLICY 1970 Rev. \$57,500.00

25.00

\$287.50 TOTAL

- Proposed Insured: TOWER FINANCIAL, INC. AND NEBRASKA INVESTMENT FINANCE AUTHORITY AND/OR SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., their respective successors or assigns, as their interests may appear.
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:
GARRY J. NOVOTNY AND JOYCE A. NOVOTNY, Husband and Wife,
as Joint Tenants.
 4. The land referred to in this Commitment is described as follows:

Lot 57, in SOUTHERN PARK ADDITION, a Subdivision, as surveyed, platted and recorded, in Sarpy 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 the date hereof: 1983: \$1,167.51 total; first half paid; second half (\$583.75) is due and will be delinquent September 1, 1984. Key Number: 010584900.
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.
Property lies within SID No. 33.
3. Easement granted for utilities by Affidavit of Correction to the Plat of Southern Park Addition, filed June 27, 1966, in Book 36 at Page 646 of the Miscellaneous Records of Sarpy County, Nebraska, over, upon or under a five foot strip of land adjoining the rear and side boundary lines of all lots in Southern Park Addition.
4. Covenants, conditions and restrictions contained in instrument filed April 18, 1966, in Book 36 at Page 445 of the Miscellaneous Records of Sarpy County, Nebraska, which contains no forfeiture provision.
A ten foot easement across and along the rear boundary line of each of said lots, is hereby reserved for the construction, maintenance, operation and repair of sewer, gas, water, electric and telephone facilities.
5. Mortgage dated July 7, 1976, filed July 13, 1976, in Book 195 at Page 3033 of the Mortgage Records of Sarpy County, Nebraska, executed by Garry J. Novotny and Joyce A. Novotny, husband and wife, in favor of Commercial Federal Savings and Loan Association, securing the sum of \$27,500.00.
6. REQUIRE Warranty Deed from Garry J. Novotny and Joyce A. Novotny, as Husband and Wife, in favor of Proposed Insured Purchasers.

SCHEDULE "B" CONTINUED.

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your
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Check
your
Lot

TA - 10982

Schedule "B" Continued.

7. REQUIRE mortgage from Jerome A. Kudlacz and Nancy J. Kudlacz, as Husband and Wife, in favor of Proposed Insured Lender.

NOTE: If the proposed insured loan is a Deed of Trust or Trust Deed, we REQUIRE compliance with the provisions set forth on the attached Exhibit "B".

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 affidavit in favor of BOTH the Purchasers and this Company.

NOTE: Please notify this Company when all requirements have been met so that we may issue the final policies.