

TYSON'S SKYLINE ADDITION:

A subdivision of all of Tax Lot 174 and part of Tax Lot 202, all lying in the W1/2 NW1/4 of Section 14-18-11.

1. Any and all easements, restrictions, conditions, as shown on Final Plat of Tyson's Skyline Addition recorded in Book 2, Pages 458, filed May 17, 1988. **(all lots)**
2. EASEMENT recorded in Book N, Pages 63-64, dated May 18, 1960, given by Ned Tyson and Irma Tyson, husband and wife, to Harley V. Thompson, his heirs and assigns, an easement for right of way. **(lot 1 and outlot A)**
3. EASEMENT FOR RIGHT OF WAY recorded in Book 108, Page 79, dated April 16, 1976, filed April 19, 1976, given by Ned Tyson to the Blair Telephone Company, its successors and assigns. **(all lots)**
4. EASEMENT recorded in Book 110, Pages 29-30, dated July 2, 1976, filed September 8, 1976, given by Ned Tyson and Irma Tyson, husband and wife, to James M. Pounds, his heirs and assigns, an easement for right of way. **(lot 1 and outlot A)**
5. EASEMENT recorded in Book 121, Pages 179-181, dated December 14, 1977, filed December 15, 1977, given by Ned Tyson to the City of Blair, a permanent easement for operation and maintenance of a waterline; also a temporary easement for construction of waterline. **(all lots)**
6. EASEMENT recorded in Book 127, Pages 177-178, dated July 2, 1976, filed March 14, 1980, given by Ned Tyson and Irma Tyson, husband and wife, to James M. Pounds, his heirs and assigns, an easement for right of way. **(lot 1 and outlot A)**
7. RESOLUTION NO. 2005-34 recorded in Book 1, Pages 297-301 filed July 14, 2005 setting up Sanitary Sewer Extension #64 and Paving District \$183.
8. SIDEWALK WAIVER recorded in Book 491, Page 728, dated July 12, 2006, filed July 13, 2006 by and between Shane Lewis and Kim Lewis, their heirs, personal representatives, successors and assigns, and the City of Blair. **RE: LOT 3, TYSON'S SKYLINE ADDITION ONLY.**
9. CITY OF BLAIR ZONING/RESOLUTIONS/ORDINANCES/REGULATIONS: Ordinance #1064 in Book 71, Page 467, dated August 22, 1972, filed October 13, 1972; Amendment in Book 134, Page 496, dated December 29, 1981, filed January 8, 1982; ANY AND ALL AMENDMENTS THERETO.

SPECIAL ASSESSMENTS TO CHECK EACH TIME:

PD#183 - levied July 12, 2005; initial amount \$20,976.23; due in 15 installments; due 9/1/2005 through July 12, 2019.

SD#64 - levied July 12, 2005; initial amount of \$9846.90; due in 15 installments; due 9/1/2005 through July 12, 2019.

~~COMMONWEALTH~~
~~ADDITION MASTER FILE~~

COMMITMENT FOR TITLE INSURANCE



COMMONWEALTH
LAND TITLE INSURANCE COMPANY
A Reliance Group Holdings Company

Commitment No.
817-743223

File No. CLTIC-225

SCHEDULE A

1. Effective Date: 26th day of May, 1988, at 3:30 P.M.

2. Policy or Policies to be issued: Amount
(a) ALTA Owner Policy, Form B - 1970 (Rev. 10-17-70 and 10-17-84) \$300,000.00-PREM.\$782.50
Proposed Insured: JANYCE BERGH HUNT. *pd 6/9/88 - \$807.50*

(b) ALTA Loan Policy - 1970 (Rev. 10-17-70 and 10-17-84) \$300,000.00-PREM.\$25.00 (SI
Proposed Insured: WASHINGTON COUNTY BANK. Conv FHA VA

3. The estate or interest in the land described or referred to in the Commitment and covered herein is and is at the effective date hereof vested in
JANYCE BERGH HUNT.
(WD in Book 171, Page 486.)

4. The land referred to in this Commitment is situated in the County of Washington
State of Nebraska, and described as follows:

Lot Two (2) in Tyson's Skyline Addition to the City of Blair, Washington County, Nebraska.

WASHINGTON COUNTY ABSTRACT AND TITLE COMPANY.

Countersigned: Carolyn A. Brunner
Authorized Officer or Agent

Schedule B — Section 1

The following are the requirements to be complied with:

1. Instrument creating the estate or interest to be insured must be executed and filed for record, to-wit:

Need mortgage/deed of trust, with acknowledgment/disclosure, from Janyce Bergh Hunt, and spouse, if any, to WASHINGTON COUNTY BANK, securing the sum of \$300,000.00.

2. Pay the full consideration to, or for the account of, the grantors or mortgagors.
3. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
4. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, sub-contractors, labor and materialmen are all paid; and have released of record all liens or notice of intent to perfect a lien for labor or material.

Schedule B - Section 2

Schedule B of the policy or policies to be issued will contain standard exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements or claims of easements not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
4. Any lien or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

SPECIAL EXCEPTIONS

(Special exceptions are those defects disclosed by a search of the title to this property for which no coverage is provided by this policy.)

6. Any and all unpaid taxes, special assessments or unredeemed tax sales:
(Taxed as TL 174 in Sec.14-18-11) - 1986 and all prior taxes shown paid; 1987 total assessed taxes in the amount of \$2907.70, shown paid in full 12/28/87;
(Taxed as TL 202 in Sec.14-18-11) - 1986 and all prior taxes shown paid; 1987 total assessed taxes in the amount of \$125.02, shown paid in full 12/28/87.
7. FINAL PLAT of TYSON'S SKYLINE ADDITION in Plat Book 2, Pages 451-458, filed 5/17/88, Blair Planning Commission approval on 5/3/88, Blair City Council acceptance on 5/11/88.
8. EASEMENT in Book N, Page 63, ~~dated 5/18/60, filed 9/29/60, from Ned Tyson and Irma Tyson, husband and wife, to HARLEY V. THOMPSON, his heirs and assigns, an easement to construct, maintain, locate, relocate and repair such road or highway and drains thereon, either public or private, and such utility lines and pipelines and appurtenances and fixtures thereto as grantee, his heirs and assigns, may at any time desire, including the right to permit construction, location, relocation, maintenance and repair of telephone and electric power lines and structures of any type and water, gas and sewer pipelines and structures of any type, by any person, firm or corporation as shall seem proper to grantee, his heirs and assigns.~~ dated 5/18/60, filed 9/29/60, from Ned Tyson and Irma Tyson, husband and wife, to HARLEY V. THOMPSON, his heirs and assigns, an easement to construct, maintain, locate, relocate and repair such road or highway and drains thereon, either public or private, and such utility lines and pipelines and appurtenances and fixtures thereto as grantee, his heirs and assigns, may at any time desire, including the right to permit construction, location, relocation, maintenance and repair of telephone and electric power lines and structures of any type and water, gas and sewer pipelines and structures of any type, by any person, firm or corporation as shall seem proper to grantee, his heirs and assigns.
9. EASEMENT FOR RIGHT-OF-WAY in Book 108, Page 79, dated 4/16/76, filed 4/19/76, Ned Tyson to BLAIR TELEPHONE COMPANY, its successors and assigns.
10. EASEMENT in Book 110, Pages 29-30, ~~dated 7/2/76, filed 9/8/76, Ned Tyson and Irma Tyson, husband and wife, to JAMES M. POUNDS, his heirs and assigns, an easement to construct, maintain, locate, relocate and repair such road or highway and drains thereon, either public or private, and such utility lines and pipelines and appurtenances and fixtures thereto as grantee, his heirs and assigns, may at any time desire, including the right to permit construction, location, relocation, maintenance and repair of telephone and electric power lines and structures of any type and water, gas and sewer pipelines and structures of any type, by any person, firm or corporation as shall seem proper to grantee, his heirs and assigns.~~ dated 7/2/76, filed 9/8/76, Ned Tyson and Irma Tyson, husband and wife, to JAMES M. POUNDS, his heirs and assigns, an easement to construct, maintain, locate, relocate and repair such road or highway and drains thereon, either public or private, and such utility lines and pipelines and appurtenances and fixtures thereto as grantee, his heirs and assigns, may at any time desire, including the right to permit construction, location, relocation, maintenance and repair of telephone and electric power lines and structures of any type and water, gas and sewer pipelines and structures of any type, by any person, firm or corporation as shall seem proper to grantee, his heirs and assigns.

NOTE: Standard Exception(s) will not appear on the Loan Policy to be issued hereunder.



COMMONWEALTH LAND
TITLE INSURANCE COMPANY
A Reliance Group Holdings Company

File No. CLTIC-225

Commitment Policy No. 817-743223

SCHEDULE B - Section 2 - Exceptions - Page 2:

11. EASEMENT in Book 121, Pages 179-181, dated 12/14/77, filed 12/15/78, agreement made by and between Ned Tyson and the City of Blair, for a water system improvement and waterline.
12. EASEMENT in Book 127, Pages 177-178, dated 7/2/76, filed 3/14/80, Ned Tyson and Irma Tyson, husband and wife, to JAMES M. POUNDS, his heirs and assigns, an easement to construct, maintain, locate, relocate and repair such road or highway and drains thereon, either public or private, and such utility lines and pipelines and appurtenances and fixtures thereto as grantee, his heirs and assigns, may at any time desire, including the right to permit construction, location, relocation, maintenance and repair of telephone and electric power lines and structures of any type and water, gas and sewer pipelines and structures of any type, by any person, firm or corporation as shall seem proper to grantee, his heirs and assigns.
13. CITY OF BLAIR ZONING REGULATIONS and all amendments thereto.

Searched
5/26/88
at 3:30
p.m.

Typson's Skyline Addition

Came out of: TL 174 $\frac{1}{2}$ pt. TL 202 in W $\frac{1}{2}$ NW $\frac{1}{4}$
Sec 14-18-11

TL 202

∨

TL 177

∨

TL 143 $\frac{1}{2}$ 147

∨

TL 16

∨

TL 111

∨

SWNW less TL 110

TL 174

∨

TL 143

∨

TL 16

Chain of Title from lands (14-18-11) W $\frac{1}{2}$ NW $\frac{1}{4}$ (TL 174 $\frac{1}{2}$ pt TL 202)
Began with Referee's Deed 59-279 (2-26-1942) pursuant to
instructions from Art Nystrom (5/26/88 at
4:50 p.m.) and review with John Samson.
Both said not to worry about any chain
prior to said Referee's Deed.

Ref. Deed 59-279 (dated 2-26-1942) (filed 2-27-1942)

George T. Hedelund, Referee in Partition
(Dist. Court, Wash., Co., NE. - Nettie
Boston Anderson, Plaintiff - vs - Donald
C. Boston, et al., defendants) to
ELMER WRIGHT.

SWNW $\frac{1}{2}$ TL 16 Sec 14-18-11 WCN.

Decree in Misc Book M Page 261 (dated 5-10-1954)

Elmer Wright, Deceased Estate.

Gives SWNW $\frac{1}{2}$ TL 16 Sec 14-18-11, to
wife - Mamie M. Wright.

Decree in 78-156 - Estate of Mamie Wright,
 Deceased - Case # 4554. (died 10/23/58 - intestate)
 Mamie M. Wright; Mable Mamie
 Wright; Mamie Wright and
 Mame Wright are the same
 person.

Sole heirs:

Amelia M. Waechter - sister - $\frac{1}{3}$ int
 Alice Dorette Kopp - niece - $\frac{1}{9}$ int
 Frank T. Keneley, Jr. - nephew - $\frac{1}{9}$ int
 Vard W. Keneley - nephew - $\frac{1}{9}$ int
 Patricia M. Bryant - niece - $\frac{1}{3}$ int.

Died seized of:

SWNW & TL16 Sec 14-18-11 and
 other lands.

No fed estate tax

Inheritance Tax assessed 7/31/1959

Affidavit in Mis. Book 9 Page 328 dated 12/15/59

filed 12/16/59 wherein Clark O'Hanson
 deposes & says that Amelia M. Waechter
 ($\frac{1}{3}$); Patricia M. Bryant ($\frac{1}{3}$); Alice
 Dorette Kopp ($\frac{1}{9}$); Frank T. Keneley,
 Jr. ($\frac{1}{9}$); Vard W. Keneley ($\frac{1}{9}$)
 are the fee simple owners and
 they have an unbroken chain of
 title to SWNW & TL16 Sec 14-18-11
 together through their immediate and
 remote grantors for more than 20 yrs.

WD 79-104 (9-28-1959) Vard W. Keneley, Patricia M. Bryant, Frank T. Keneley, Jr., Alice Dorette Kopp, Amelia M. Wrechter and spouses to:

NED TYSON
(SWNW 1/4 TL 16 Sec 14-18-11)

Easement N-63 - see instrument to determine which lot it affects.

WD 102-55 dated 1-29-1974 filed 1-29-1974
Ned Tyson and Irma C. Tyson, h: w
to Ned Tyson and Irma C. Tyson,
h: w as tenants in common.
(TL 142, 143, 144, 145, 146 & 147 all in
Sec 14-18-11.)

WD 102-163 dated 2/28/74 filed 2/28/74, Ned
Tyson and Irma C. Tyson h: w.
to Ned Tyson
(TL 142, (143), 144, 145, 146 & (147) all
in Sec 14-18-11)
(This deed given to nullify a deed covering
the above property dated 1-29-1974.)

Easement 108-79

Easement 110-29 - see instrument to determine which lots it affects

Easement 121-179

Easement 127-177 - see instruments to determine which lot it affects

Deed of Distribution by
Personal Representative in Book 147, Page 467
 dated 7/11/84 filed 7/25/84 - Estate
 of Ned Tyson, Deceased by Irma
 Tyson, George Tyson and Susan
 Van Horn, Personal Representatives
 to
 IRMA C. TYSON
 (TL 174 Sec 14-18-11 WCN)

Deed of Distribution by
Personal Representative in Book 155, Pages 585-6
 dated 12/14/85 filed 12/16/85 - Estate of
 Ned Tyson, Deceased by Irma Tyson,
 George Tyson and Susan Van Horn,
 Personal Representatives to
 Irma C. Tyson
 (TL 142, 146, and 202 in
 Sec 14-18-11 and other lands.)

Final Plat of Tyson's Skyline Addition in Plat
 Book 2 Pages 451 to 458 dated 4/26th/1988
 filed 5/17/88. Shows Blair City
 Planning Commission Approval on
 5/3/88; Blair City Council Acceptance
 on 5/11/88.

John reviewed Ned's Estate 5/27/88 - He said Executors have the right to sell REAL ESTATE. Estate OK.

Ned Tyson Estate - #7348 Informal Probate

Will: Appts Irma Tyson - wife & George Tyson - son as Executors; Codicil further appts. daughter - Susan Van Horn to also serve.

Ned died 11-1-1983

George, Irma & Susan accept appointments

Inventory lists property: Schedule A
TL174 Sec 14-18-11 (residence & lot)
TL 202 Sec. 14-18-11 (31.15 acres)

Amended inventory lists: Schedule A
TL174 Sec 14-18-11 (residence & lot)
TL 202 Sec 14-18-11 (31.15 acres)

Order determining: Assessing Inheritance Tax
entered 9/11/84 - #1175.72

Receipts in file showing payment thereof.
Cert. Evidencing Payment of Neb. Estate Tax
showing no tax due.

Receipt, Waiver & Consent to Discharge dated 4/2/86
signed by Irma, George, Susan, Thomas
Ned Tyson and Nancy Jo. Aptell.

Informal Closing of Estate by Verified Statement