

#38919 TRANQUILITY VIEW 3RD POSITION

TA 39317	L 16
TA 39476	L 42
TA 39475	L 15
TA 39517	L 15
TA 39610	L 42
TA 40331	L 20
TA 42653	L 11
TA 43469	L 13
TA 52734	L 44
TA 54945	L 35

#38919

TRANQUILITY VIEW 3rd ADDITION

LOTS 1 THRU 51 INCLUSIVE & OUTLOT "A"
BEING A REPLAT OF PT. OF LOT 8, PARK VIEW HEIGHTS REPLAT & PT. OF LOT 17,
TRANQUILITY VIEW, SUBDIVISIONS LOCATED IN THE W 1/2 OF SEC. 6, T15N, R12E
OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

Brief Legal

SINCE DATE:

8-16-79
7-12-84

SEARCHER NOTES

PVHR,	80A-180	75A-18
TU	85A-37	68A-557

COMMITMENT → 3297
PRIOR POLICY: IA-10528
POLICY →

PMM SEE ATTACHED

FIRST SPLIT

BOOK/PAGE	DATE MO/DAY/YEAR	INST.	DEED INDEX GRANTOR	GRANTEE
- 1405-394		Plat	"PARK VIEW HEIGHTS"	
- 1499-298		Plat	"PARK VIEW HEIGHTS REPLAT"	
- 1640-473		Plat	"TRANQUILITY VIEW"	
- 153-477				
- 350-29		Assgt	153 477	
- 639-415		Partial Rel & DEFINEMENT	153 477	
- 703-395		Assgt	153 477	Williams Pipe Line Company
+ 382-369			affects Tranquility View 4th & Pt Lt 9, Park View Height Rep	

SEE ATTACHED FOR ADDITIONAL DEED INDEXING:

BOOK/PAGE	DATE MO/DAY/YEAR	INST.	MORTGAGE INDEX MORTGAGE INFORMATION	(REL)
+ 2063-511		MTG	partial @ 2063 511	FIRST NAT BK OF BOSTON
+ 2373-734		MTG	full @ 2544 171	BEDDIX CORPORATION
< BEGIN HERE LOT 8, PARK VIEW HEIGHTS REPLAT (FROM 8-6-79) >				
< Merge Lot 17, Tranquility View (FROM 7-12-84) >				
+ 741-509		weap Commitment	L17	
+ 770-571		rel	741 L17 509	
+ 776-314		Notice pending	L17	expired 6-4-86
+ 42-597	4-24-87	N/S	L17 N/S 293 243 (27-49)	(cause 43) (6-15-89) (Lote 2-24 T. U.) (Lien 6-8-89)
- 3340-147		DOT	L17	(affects Lot 1, Tranquility View 3rd Add.)
- 3768-268		DOT		10-20-98 → 10-12-98 BP

SEE ATTACHED FOR ADDITIONAL MORTGAGE INDEXING:

- Take-off + looked at and OK C Copy T T File

BRIEF LEGAL:

BOOK/PAGE	DATE MO/DAY/YR	INST.	DEED/MORTGAGE INDEX
+ 382-373			affects L9, Park View Heights Replat & Tranquility View 4th
- 532-373		Ease	→ MUD
Fee @	8-16-79		(Lot 8, Park View Heights Replat) → COMMODORE PROPERTIES, INC., a Delaware Corporation
Fee @	7-12-84		(Lot 17, TRANQUILITY VIEW) → PARK MEADOW SALES, INC., a Nebraska Corporation
< BEGIN HERE LOT 8, PARK VIEW HEIGHTS REPLAT (FROM 8-16-79) >			
C - 679-665		Ease	Lot 8 → SID No. 219
< BEGIN MERGING IN LOT 17, TRANQUILITY VIEW (FROM 7-12-84) >			
+ 1734-331	6-18-84 7-11-84	CWD	(L1-24 TV) → PARK MEADOWS SALES, INC., a Nebraska Corporation
+ 1736-261	8-7-84	CWD REF	1734 331 (to correct name) → PARK MEADOWS SALES, INC., a Neb. corp.
+ 1803-30	5-8-87	Sh. Deed	→ SANITARY AND IMPROVEMENT DISTRICT (Lots 2-24, Tranquility View) / #219 OF DOUGLAS COUNTY, NEBRASKA
+ 1845-451	3-20-89	WD	(Lot 2 and Lot 4-24 T.V.) → Construction Sciences, Inc., a Nebraska Corporation
+ 1845-608	3-21-89	CWD	Commadore Properties, Inc. → Construction Sciences, Inc. L8 (all drops pt platted T.V.)
+ 1854-728			L8 (Δ part in SW Corner of Lot 8) → SID #219
1856-15		Plat	both "TRANQUILITY VIEW REPLAT" (1-116)
1856-16		Plat	L8 "TRANQUILITY VIEW REPLAT" (117-126)
1904-744		Plat	L8 "TRANQUILITY VIEW 2ND ADDITION" (1-32)
- 1938-309		Plat	Both "TRANQUILITY VIEW 3RD ADDITION"
1955-204		Plat	(Lots 1-42 and Outlet A) L8 "TRANQUILITY VIEW 4TH ADDITION" 10-20-78 → 10-12-98 BP

SEE ATTACHED FOR ADDITIONAL INDEXING:

- Takeoff + Looked at and OK C Copy T T-File

BRIEF LEGAL

MORTGAGE TAKE-OFFS

MTG: (DT) N/C A/R

BOOK: 3340 Construction Sciences, Inc., a Nebraska corporation

PAGE: 147

DATED: 3-15-89 FIRSTIER BANK, NATIONAL ASSOCIATION
TO
[Trustee/Beneficiary]

FILED: 3-21-89 [Beneficiary]

AMT: \$ 177,100.⁰⁰ Lots 2 and 4 thru 24, Tranquility View

ASSIGN SUB of TRUSTEE OTHER

BOOK: _____

PAGE: _____

DATED: _____

FILED: _____

B/P _____

MTG: (DT) N/C A/R

BOOK: 3768 Construction Sciences, Inc., a Nebraska corporation

PAGE: 268

DATED: 3-25-92 FIRSTIER BANK, NATIONAL ASSOCIATION
TO
[Trustee/Beneficiary]

FILED: 4-2-92 [Beneficiary]

AMT: \$ 3,500,000.⁰⁰

ASSIGN SUB of TRUSTEE OTHER

BOOK: _____

PAGE: _____

DATED: _____

FILED: _____

B/P _____

MTG: DT N/C A/R

BOOK: _____

PAGE: _____

DATED: _____

TO

FILED: _____

[Trustee/Beneficiary]

AMT: \$ _____

[Beneficiary]

ASSIGN SUB of TRUSTEE OTHER

BOOK: _____

PAGE: _____

DATED: _____

FILED: _____

B/P _____

SEE ATTACHED SHEET FOR ADDITIONAL TAKEOFFS: _____ YES

Master B2 Paragraph: 38919.B2M

Paragraph #:1

! #38919 - Tranquility View 3rd Addition (Lots 1 thru 51 and Outlot "A")]

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Paragraph #:2

! Fee at Platting: Construction Sciences, Inc., a Nebraska corporation]

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Paragraph #:3

! Affects Lot 1, Lots 27 thru 46, Lot 51 and Outlot "A"] Easements granted for utilities by Plat and Dedication (of Park View Heights) filed March 3, 1970 in Book 1405 at Page 394 of the Deed Records of Douglas County, Nebraska, over, upon or under a five foot wide strip of land adjoining the rear and side boundary lot lines of Lot 8, Park View Heights, from which subject property is platted, with termination clause for said side line easement.

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Paragraph #:4

! Affects Lot 1, Lots 27 thru 46, Lot 51 and Outlot "A"] Easements granted for utilities by Plat and Dedication (of Park View Heights Replat) filed April 3, 1974 in Book 1499 at Page 298 of the Deed Records of Douglas County, Nebraska, on, over, through, under and across a five foot wide strip of land adjoining all side boundary lot lines; an eight foot wide strip of land adjoining the rear boundary lines of all interior lots; and a sixteen foot wide strip of land adjoining the rear boundary lines of all exterior lots, with provision for said sixteen foot wide easement to be reduced to eight feet, and provision for the termination of said side lot easement.

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Paragraph #:5

! Affects Lot 1] Easements for utilities granted by Plat and Dedication (of Tranquility View) filed December 14, 1979, in Book 1640 at Page 473 of the Deed Records of Douglas County, Nebraska, on, over, through, under and across a five foot wide strip of land abutting all front and side boundary lot lines; an eight foot wide strip of land adjoining the rear boundary lines of all interior lots; and, a sixteen foot wide strip of land adjoining the rear boundary lines of all exterior lots, with provision for said sixteen foot wide easement to be reduced to eight feet.

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Paragraph #:6

! Affects Lots 1 thru 51 and Outlot "A"] Easements granted for utilities by Plat and Dedication (of Tranquility View 3rd Addition) filed December 1, 1992, in Book 1938 at Page 309 of the Deed Records of Douglas County, Nebraska, on, over, through, under and across a five foot wide strip of land abutting all front and side boundary lot lines except as shown on lots 3, 4 and 50 to avoid the pipeline easement; an eight foot wide strip of land adjoining the rear boundary lines of all interior lots; and, a sixteen foot wide strip of land adjoining the rear boundary lines of all exterior lots, with provision for said sixteen foot wide easement to be reduced to eight feet.

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Paragraph #:7

! Use with 1938/309 - Affects Lots 3, 4 and 50] Plat survey reveals a 50' Williams Pipe Line Co. Easement Misc Bk. 639, Pg. 415 & Bk. 703, Pg. 395, affecting subject property as described.

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Paragraph #:8

! Use with 1938/309 - Affects Lots 3, 4 and 50] Plat survey reveals a Utility Easement affecting a five foot of land outside of and adjoining the 50' Williams Pipe Line Co. Easement as described.

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Paragraph #:9

! Use with 1938/309 - Affects Lot 51 and Outlot "A"] Plat survey reveals a 25' Sewer, Utilities & Drainage Easement on final Plat filed in Book 1499, Page 298.

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Paragraph #:10

! Use with 1938/309 - Affects Lots 8 thru 46 and Outlot "A"] Note 1 on Plat survey Declares: A perpetual five foot (5') wide pedestrian sidewalk easement is hereby granted to the public for public use , abutting the front lot lines of lots 8 thru 46, inclusive, and in Outlot "A"; and the street side lot line in Lot 47 .

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Paragraph #:11

! Affects Lots 1 thru 51 and Outlot "A" - Expires December 19, 2012] Covenants, conditions and restrictions contained in instrument dated December 8, 1992 and recorded December 18, 1992 in Book 1049 at Page 412 of the Miscellaneous Records of Douglas County, Nebraska.

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Paragraph #:12

! Affects Lots 3, 4 and 50] Mobile Oil Pipeline Easement, fifty feet in width, running North and South, affecting the Easterly portion of Lot 3 and the Westerly portion of Lots 4 and 50, originally granted on, over or through the East Half of the East half of the Northwest Quarter of Section 6, Township 15 N. Range 12 E. by instrument dated March 3, 1941 and recorded March 14, 1941, in Book 153 at Page 477 of the Miscellaneous Records of Douglas County, Nebraska.

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Paragraph #:13

! Use with 153/477] The above Easement was partially released and more narrowly defined by Agreement dated August 20, 1980 and recorded September 25, 1980 in Book 639 at Page 415 of the Miscellaneous Records of Douglas County, Nebraska.

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Paragraph #:14

! Use with 153/477] Assigned to Williams Pipe Line Company by instrument dated November 20, 1959 and recorded January 15, 1960 in Book 350 at Page 29, and by instrument dated October 31, 1983 and recorded January 13, 1984 in Book 703 at Page 395, both of the Miscellaneous Records of Douglas County, Nebraska.

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Paragraph #:15

! Affects Lots 1 and 5] Easement And Right Of Way granted to Metropolitan Utilities District of Omaha by instrument dated October 12, 1983 and recorded October 12, 1983 in Book 532 at Page 373 of the Miscellaneous Records of Douglas County, Nebraska, affecting a five foot wide strip of land adjoining 127th Street.

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Paragraph #:16

! Affects Lots 2 thru 9; Lots 45 and 46; and Outlot "A"] Permanent Drainage Easement granted to Sanitary and Improvement District No. 219 of Douglas County, Nebraska.

braska, by instrument dated October 18, 1982 and recorded November 12, 1982, in Book 679 at Page 665 of the Miscellaneous Records of Douglas County, Nebraska, affecting subject property as described therein.

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Paragraph #:17

! Check for Deed of Reconveyance - Affects Lot 1] Deed of Trust dated March 15, 1989 and recorded March 21, 1989, in Book 3340 at Page 147 of the Mortgage Records of Douglas County, Nebraska, executed by Construction Sciences, Inc., a Nebraska Corporation, in favor of FirstTier Bank, National Association, Trustee and Beneficiary, securing the sum of \$177,100.00 and any other amounts payable under the terms thereof.]

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Paragraph #:18

! Check for Deed of Reconveyance - Affects Lots 1 thru 51 and Outlot "A" - Deed of Trust dated March 25, 1992 and recorded April 2, 1992, in Book 3768 at Page 268 of the Mortgage Records of Douglas County, Nebraska, executed by Construction Sciences, Inc., a Nebraska corporation, in favor of FirstTier Bank, National Association, Trustee and Beneficiary, securing the sum of \$3,500,000.00 and any other amounts payable under the terms thereof.

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DEED

NO MORE INSTRUMENTS FOR THIS PROPERTY

ADDITION PARK VIEW HEIGHTS REPLAI
LUT 000008 BLOCK 00000

TYPE	NUMBER	FILED	DATED	BK.	PB.	AMOUNT	CHARACTER	BK.	PB.
DEEDNF	74	10673	740403	000000	1499	298	0.00	PLAI	
1.	*PARKVIEW HEIGHTS REPLAI				2.	*TO PUBLIC			
DEED	87	03398	870321	870320	1845	608	160000.00	WD	
1.	*COMMODORE PROPERTIES INC				2.	*CONSTRUCTION SCIENCES			
DEED	87	11231	870731	870717	1854	728	0.00	WD	
1.	*CONSTRUCTION SCIENCES INC				2.	*SANITARY IMPROVEMENT DIST 219			
DEED	87	11955	870811	870717	1856	15	0.00	PLAI	
1.	*CONSTRUCTION SCIENCES INC				2.	*TO THE PUBLIC			
DEED	89	11959	870811	870426	1856	16	0.00	PLAI	
1.	*CONSTRUCTION SCIENCES				2.	*TO THE PUBLIC			
DEED	91	09590	910815	900208	1904	744	0.00	PLAI	
1.	*CONSTRUCTION SCIENCES				2.	*TO THE PUBLIC			
DEED	92	15636	921201	900725	1938	109	0.00	PLAI	
1.	*CONSTRUCTION SCIENCES				2.	*TO WHOM			
DEED	93	08516	930714	920123	1955	204	0.00	PLAI	
1.	*CONSTRUCTION SCIENCES INC				2.	*TO THE PUBLIC			

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NO MORE INSTRUMENTS FOR THIS PROPERTY

ADDITION PARK VIEW HEIGHTS REPLAI
LUT 000008 BLOCK 00000

TYPE	NUMBER	FILED	DATED	BK.	PB.	AMOUNT	CHARACTER	BK.	PB.
MIS	87	03123	870321	870315	3340	398	365000.00	D T	
1.	*CONSTRUCTION SCIENCES				2.	*FIRSTIER BANK			
MISC	87	04395	870321	870315	880	721	0.00	ACK	
1.	*CONSTRUCTION SCIENCES				2.	*TO WHOM			
REL	87	10872	871017	871018	3421	115	0.00	D REL	3340 398
1.	*FIRSTIER BANK				2.	*CONSTRUCTION SCIENCES			
MIS	92	06105	920402	920325	3768	268	350000.00	D T	
1.	*CONSTRUCTION SCIENCES				2.	*FIRSTIER BANK			
MISC	92	08578	920402	920325	1004	489	0.00	ACK	
1.	*CONSTRUCTION SCIENCES INC				2.	*TO WHOM			

