

TRANQUILITY V<sup>2</sup>  
(Lots 6, 7 & 8 Parkview Hls)

T

Bill Morison

see TA-10528  
for final binder

TA-10778 - Lot 1

Park Meadows Sales, Inc.  
Greg Stichter, Pres.  
493-1120  
7400 Park Meadows Plaza  
Omaha

T

TRANQUILITY VIEW

Lots 1-24

Replat of pt. Lot 8 Park View Hts  
Replat

see 10528 - Lots 1-24

Deed Index 80A

Mortgage Index ~~75A-1~~  
75A-1

CUSTOMER: \_\_\_\_\_

ABSTRACT \_\_\_\_\_

LEGAL: LOT 6

TITLE \_\_\_\_\_

PARK VIEW HEIGHTS

POLICY NO. \_\_\_\_\_

*12715 front st.*

DELIVER TO \_\_\_\_\_

SINCE: PLAT

BUYERS:

**Deed Index:**

-1576-454 = 8-8-77 *wo Commodore Prop*  
-601-310 = 9-8-78 *3rd 219 State*  
7-31-79 *gae*  
8-17-79 *gae*  
2-7-80 *gae*  
3-3-80 *gae*  
-639-415 = 2-9-80 *Rel Esc.*  
-703-395 = 13-1-84 *assg 639-415*  
5-2-84 *gae*

**JUDGMENT SEARCH:**

*Commodore Properties Inc*  
o.k. 2/7/80  
o.k. 3/3/80  
o.k. 5/2/84

**Mortgage Index:**

514-447 = 29-9-72 *Rel*  
1961-237 = 26-1-73 *Specimens Full Rel at 2180-245*  
-518-284 = 26-1-73 *Agmt in re note 2-28-70*  
-557-466 = 6-11-75 *Coll Assgn.*  
2180-245 = 28-7-77 *Rel 1961-237 Full Rel*  
*o.k. 2323-734 = 5-7-79 Bendix Corp Rel*  
7-31-79 *gae*  
8-17-79 *gae*  
2-8-80 *gae*  
3-3-80 *gae*  
+2405-713 = 17-9-80 *1st Mort Rel*  
+2454-433 = 29-6-81 *Rel 2405-713*  
X 2538-6 = 21-12-82 *Citi Corp*  
X 2538-21 = 21-12-82 *"*

SPECIALS: ✓ ✓ ✓

KEY NO. 4378-0134-19  
TAX DISTRICT: 219

P7 219 SA ✓ ✓ BYP.

19 78/19

219 *10 chg 3-3-86*

TOTAL 90.28

HOMESTEAD EX. \_\_\_\_\_

*0 assess*

NET TAX 90.28

83 = 259.42  
*129.71 pd 3-21-84*  
129.71  
*BYP*  
*106.89 Dec*  
*106.89-14.80*  
*2nd pd 3-11-84*

1/2 45.14 *pd 4-11-79*  
1/2 45.14 *pd 8-15-79*

X # 6486 = 21-12-82 acc  
X # 6487 = 21-12-82 "  
+ 2544-171 = 26-1-83 Rel 2323-734  
5-2-84 gal

Deed Index \_\_\_\_\_

CUSTOMER: \_\_\_\_\_

Mortgage Index 78-706

ABSTRACT \_\_\_\_\_

LEGAL: LOT 8  
PARK VIEW HEIGHTS

TITLE \_\_\_\_\_

POLICY NO. \_\_\_\_\_  
DELIVER TO \_\_\_\_\_

SINCE: PLAT

BUYERS:

Deed Index:

- 1465-381 = 29-9-72 *Comadore*  
- 1499-298 = 3-4-74 *Replet Parkview Hts*  
601-310 = 9-8-78 *State SD #29*  
7-31-79 *goc*  
8-17-79 *goc*

JUDGMENT SEARCH:

*Comadore Properties, Inc*

Mortgage Index:

496-132 = 13-1-71 *Optim Boise Cascade Building Co.*  
*(appears 12-31-71)*  
1946-749 = 2-10-72 *Standard L. \$187,500.00 (Released at 1962-516)*  
1962-516 = 7-2-73 *Rel 1946-749 Full Re.*  
1962-499 = 7-2-73 *U.S. Natl 187,500 Fully Released at 2048-237*  
2048-237 = 3-4-75 *Rel. 1962-499*  
7-31-79 *goc*  
8-17-79 *goc*

SPECIALS: \_\_\_\_\_

KEY NO. 4378-0138-19  
TAX DISTRICT: 219

P7 \_\_\_\_\_

1978/19 \_\_\_\_\_

TOTAL 281.26

HOMESTEAD EX. \_\_\_\_\_

NET TAX 281.26

1/2 140.63

1/2 140.63

*Repeat*

- Et Dwy #152.42ft for S 2d #219  
Lot 9 Park View Replat.  
4378-0282-19

B 7/8  
378.50  
378.50  
~~189.25~~ 4-12-79  
189.25

43065 (9)  
#219  
4-7-78  
2080.54  
0 pd  
43064 (9)  
#219  
4-7-78  
\$410.20 pd  
2 del  
8 unpaid

Dwy #152.42ft L 9  
4378-0284-19  
P V  
Replat  
S 2d E except  
see 4378-0280-19

4378-0280-19  
(parcel not in file)

1465

381

H. Lee Gendler, Trustee

to

Commodore Properties, Inc.

a Del corp

W.D.

~~11~~

9-29-72

100 x 00

Lot 8, Parkview Heights, a Subd in DCM.

Subj to eas, restric & R/W agree of rec.

Lot 3-4 & 5  
Park View Heights

- 1480-27 = 14-5-73 Replat of Greenbrae pt of  
 1490-528 = 8-10-73 " " " pt of  
 1498-287 = 19-3-74 W/O Grant Day pt of  
 1498-288 = 19-3-74 W/O Jandler Jr. pt of  
 533-619 = 19-3-74 In Agmt pt of  
 1499-298 = 3-4-74 Replat Park View Hgts pt of  
 { 601-310 " 9-8-78 State S 219 # 219  
 Lot 5 { 531-428 = 10-1-74 cef. Probate of Wm. Wilhelm F. Kenke,  
 8-17-79 gen

- 1856-336 = 6-11-70 Pt Rel 1832-553 pt of Lot 4  
 1856-337 = 6-11-70 Pt Rel 1832-557  
 1958-359 = 2-1-73 Renke Lot 4  
 1958-359 = 2-1-73 E. Kenke & W 580.5  
 1958-361 = 2-1-73 Renke Lot 4  
 1856-31 = 4-11-70 Kenke  
 1958-369 = 2-1-73 Rel 1856-31  
 1961-237 = 26-1-73 W 580.5 Newham  
 518-284 = 26-1-73 Agmt W 580.5  
 546-74 = 20-12-74 Notice E 15071410  
 2111-372 = 28-1-76 Agmt 1958-359  
 2175-265 = 5-7-77 Rel 1958-359  
 2186-245 = 28-7-77 Rel 1961-237  
 2181-693 = 4-8-77 Newham  
 Lot 4 { 2004-216 = 26-12-73 Rel 1958-359  
 2004-215 = 26-12-73 Rel 1958-359  
 2004-214 = 26-12-73 Rel 1958-359  
 1856-336 = 6-11-70 Pt Rel 1832-555 pt of Lot 3  
 Lot 3 { 1958-369 = 2-1-73 Rel 1856-31  
 8-17-79 gen

over  
for  
tapes



4378-0111-19 (See  $\frac{4378}{0112}$  19)

(4378-0112-19 *not in file*)

Lot 3 pt Vac Ames Ave  
 129 # ~~Stuyvesant~~ Ept Lot 2  
 - Ex # ~~Stuyvesant~~ for *paentment* - Park View Hpt Sub.  
 Exempt all lots 599  
 \$0 to 10 PSAC

4378-0121-19 (See 4378-0120-19) *not in file*

pt Vac Ames Ave Exempt  
 129 # ~~Stuyvesant~~ #  
 - Ex ~~Stuyvesant~~ Ept - Lot 2 & ~~Stuyvesant~~ Lot 3  
 \$0 to 70 PSAC

4378-0122-19 (See <sup>above</sup> 4378-0111-19)

pt Vac 129th - Ames Ave *Grand Ave.*  
 & pt Lot 5 & ~~Stuyvesant~~ Lot 4 Exempt  
 \$0 to 70 PSAC

4378-0130-19 (13055 *70th St.*)

Lot 5

885.46

578

885.46

~~442.73~~ pd 4-12-79

~~442.73~~ pd 8-8-79

43062 (9) 00649 (9)

#219

#219

4-7-78

4-2-75

2585.91

22,738.36

opd

opd

5000

5000

5000

5000

in NW 4 6/15/12

Lots 1-24  
~~Tranquility View~~, Tranquility View

Which is  
A Replat of Pt. of Lot 8, Park View Heights Replat

Which is  
A Replat of Part of Lots 3, 4, 8 + 9, Park View Heights

your lot for other case. \* Easements in Plat

~~Tranquility View~~

goes your lot. \*  
153-477 \* Ease to Socony-Vacuum Oil Company  
E2 E2 NW 4 6-15-12

639-415 Limits 153-477

703-385 Assigns above to Williams Pipe Line Company  
As limited - Affects Lots 18-24, Tranquility View

382-369 <sup>NO</sup> Ease to Northern Natural Gas Company  
runs along south line of Lot 8, of Replat.  
Does Not Affect Tranquility View

382-373 <sup>NO</sup> Ease to Northern Natural Gas Company  
Runs along south line of Lot 8, of Replat  
Does not affect Tranquility View.

your lot goes. \*  
532-373 \* Ease to MUD 5' strip along 127th Street  
(see 627-591) Affects Lots 11-19, Tranquility View.  
Correction +

679-665 <sup>NO</sup> Sewer Ease to SID # 219 on Pt. Lot 8, of Replat  
Does not affect Tranquility View.

2383  
481

The United States National  
Bank of Omaha, Trustee  
(CB) By R. R. Culver V.P.  
Attest: Residential Loan Officer

D/Recon  
5-6-80  
5-21-80

to  
Commodore Properties, Inc.  
a Delaware Corporation

Lot 8 Park View Heights Replat, a subd  
as per in DCM.

2048-99

2405  
713

Commodore Properties, Inc  
(CB) By Ray J. Lane, Treas.  
Attest See

May

6-27-79

9-17-80

The First National Bank of  
Boston

In connection  
with loan  
made to <sup>BENDIX</sup> Bendix  
Home Systems, Inc.  
as security for  
a guaranty dated  
1-25-71 & 6-20-80

Lots, Park View Heights replat, a  
subd, as per in DCM.

Lots 6 & 7 Park View Heights, a subd as per in DCM.

Subj to mty to The Bendix Corporation

For Ref see 2454-433

2454  
433

The First National Bank of  
Boston (CB)  
By John D. Freeman, Jr. VP  
to  
Commodore Properties, Inc  
a Delaware corp

Rel  
5-29-81  
6-29-81  
payment

Lot 8, Park View Heights replt, a subd espr  
in DCN  
Lots 6 & 7 Park View Hgts, a subd espr in  
DCN

2405 P 713-715

2538/6

2538/21

See copies

2538/57

The First National Bank of  
Boston (CB)  
By Dennis J. Duclotte +  
att'd John J. Bradley  
to

Commodore Properties, Inc

Rel  
12-8-82  
12-21-82  
payment

2063-511

Lot 8, Park View Heights Repld, a Subd  
in DCN.

Dennis J. Duclotte  
No wit Ack 12-8-82 by John J. Bradley VP & assist VP  
of The First National Bank of Boston in due form formal corp by  
Suzanne H. Frost NPWA Suffolk Co Mass 7-20-83

2544  
171

The Bendix Corporation	Rec
(S) by D.A. Proechel +	12-14-82
asset. V. Parsigian +	
To	1-26-83
Commodore Properties, Inc.	payment

2323-734  
Lot 8, Park View Heights Replat, a subd in OCA. Lots 6 & 7,  
no water Park View Heights, a subd in OCM.

ack 12-14-82 by D.A. Proechel & V. Parsigian  
VP & assist Sec in due form for pd corp  
before Karen M. Weners NPWP Oakland Co.  
Mick 7-7-85

TRANQUILITY VIEW REPLAT

(affects Lots 1 thru 16)

Easements granted by Plat and Dedication filed 4-3-74 in Book 1499 at Page 298 of the Deed Records of Douglas County, Nebraska, affecting

a 5 foot wide strip of land adjoining all side boundary lot lines, an 8 foot wide strip of land adjoining the rear lot lines of all interior lots and a 16 foot wide strip of land adjoining the rear lot lines of all exterior lots; of lot 8, Park View Heights Replat, from which subject property was platted, with provision for termination of said side lot line easements and provision for reduction of said 16' wide easements to 8' wide easements.

affects Lots 1, Lots 91 thru 95, Lot 101 & 102, and Lots 106 thru 116

Easements granted by Plat and Dedication filed 12-14-79 in Book 1640 at Page 473 of the Deed Records of Douglas County, Nebraska, affecting

a 5 foot wide strip of land adjoining all front and side boundary lot lines, an 8 foot wide strip of land adjoining ~~the~~ rear ~~lot~~ lot boundary lines of ~~the~~ interior lots and a 16 foot wide strip of land affecting the rear ~~lot~~ lot boundary lines of all exterior lots, of lots 2 through 17, Tranquility View, from which subject property was platted, with provision for reduction of said 16' wide easements to 8 foot wide easements.

Affects Lots 1 thru 116

Easements granted by Plat and Dedication filed 8-11-89 in Book 1856 at Page 15 of the Deed Records of Douglas County, Nebraska, affecting

a five foot (5') wide strip of land abutting all front and side boundary lot lines\*; an eight foot (8') wide strip of land abutting the rear boundary lines of all interior lots\*; and a sixteen (16') wide strip of land abutting the rear boundary lines of all exterior lots,

with provision for reducing said 16 foot wide easement to an 8 foot wide easement.

Affects Lot 11, Lots 45 thru 57 and Lot 61

Plat survey reveals a Williams Pipeline Co. Easement and references Misc. BK. 639, Pg. 415 and BK. 703 Pg. 395 affecting the East 28.05 feet of subject property.

Affects Lot 12 and Lots 32 thru 44 and Lots 58 thru 60

Plat survey reveals a Williams Pipeline Co. Easement and references Misc. BK. 639, Pg. 415 and BK. 703 Pg. 395 affecting the West 21.95 feet of subject property.

Affects Lots 11 and 61

Plat Survey reveals a Perpetual Utilities Company Easement affecting the West 5 feet of the East 33.05 feet of subject property

Affects Lots 45 thru 57,

Plat Survey reveals a Perpetual Utilities Company Easement affecting the West 8 feet of the East 36.05 feet of subject property.

Should it  
this be ↑

Yes 36.05? = 36.5 See Page 3

\*  
K...  
960-153

\* 960-153  
Kiers

Affects Lot 12, Lots 32, Lot 44, Lots 58 thru 60  
Plat Survey reveals a Perpetual Utilities  
Company Easement affecting the east 8 feet  
of the West 29.95 feet of subject property

Affects Lot 116 and Lots 90 thru 95  
Plat survey reveals a 5' M.U.D Easement  
and references Misc. Bk. 532, Pg. 373 affecting  
a 5 foot wide strip of land adjoining 127th Street.

affects Lots 117 thru 126

Easements granted by Plat and Dedication filed 8-11-89 in Book 1856  
at Page 16 of the Deed Records of Douglas County, Nebraska, affecting

a five foot (5') wide strip of land  
abutting all front and side boundary lot lines\*, an eight foot (8')  
wide strip of land abutting the rear boundary lines of all interior  
lots\*, and a sixteen (16') wide strip of land abutting the rear  
boundary lines of all exterior lots, ~~the same as the~~

with provision for reducing said 16 foot  
wide easement to an 8 foot wide easement.

Affects Lots 117 thru 124

Plat Survey reveals a Williams Pipeline Co.  
Easement and references Misc. Bk. 639  
Pg. 415 and Bk. 703 Pg. 395 affecting  
the east 33.18 feet of subject property

Affects Lots 117 thru 124

Plat survey reveals an 8' Perpetual Utilities  
Company Easement affecting the West  
8 feet of the East 41.18 feet of  
subject property.





SCHEDULE A

Number 08700

Effective Date

November 13, 1978  
at eight o'clock A.M.

1. Owners Policy to be issued: ALTA Form B - 1970 Amount: TO BE  
Proposed Insured: (Amended 10-17-70) AGREED UPON.

Loan Policy to be issued: ALTA Form 1970 Amount:  
Proposed Insured: (Amended 10-17-70)

2. 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:

CONDOROSE PROPERTIES, INC., a Delaware corporation

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

TRACT I:

Lots 6 and 7, in Park View Heights, a Subdivision, as surveyed, platted and recorded, in Douglas County, Nebraska.

TRACT II:

Lot 8, in Park View Heights Replat, a Subdivision, as surveyed, platted and recorded, in Douglas County, Nebraska.

*Handwritten notes:*  
copy of plat  
which recorded 11/13/78

## SCHEDULE B

Upon payment of the full consideration to, or for the account of, the grantors or mortgagors, and recording of the necessary deeds and/or mortgages in insurable form, the policy or policies will be issued containing exceptions in Schedule B thereof to the following matters (unless the same are disposed of to the satisfaction of the Company):

1. If an owner's policy is to be issued, the mortgage encumbrance, if any, created as part of the purchase transaction.
2. 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.
3. Rights or claims of parties in possession not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Easements or claims of easements not shown by the public records.
6. 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.
7. Taxes or special assessments which are not shown as existing liens by the public records.

**\*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.)

8. **General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):**

Taxes due December 31, 1977, total \$95.06, paid in full.  
(Key No. 4378-0134-10) Assessed on Lot 6.

Taxes due December 31, 1977, total \$296.14, paid in full. *190.63*  
(Key No. 4378-0138-10) Assessed on Lot 7.

*See page 10*  
Taxes due December 31, 1977, total \$1,012.74, paid in full. *See*  
(Key No. 4378-0130-10) Assessed on Lot 8.

*1,112.61*  
Special Assessment Misc., levied April 2, 1975, total \$78,837.16,  
no installments paid; 4 installments delinquent and 10 installments  
unpaid. Assessed on Lot 8.

Special Assessment Misc., levied April 7, 1978, total \$6,926.40,  
no installments paid; 1 installment delinquent and 10 installments unpaid.  
Assessed on Lot 8.

Schedule B continued on next page.

R. R. CULVER <sup>Vice</sup> PRESIDENT

COMMITMENT NO. 08709  
Schedule B Page 2.

✓ 9. Deed of Trust, dated March 28, 1975 filed April 2, 1975 in Book 2048 at Page 99, Commodore Properties, Inc., Trustor, The United States National Bank of Omaha, Trustee and The United States National Bank of Omaha, Beneficiary, securing the sum of \$185,500.00. OK

✓ 10. Mortgage, dated July 3, 1975 filed July 30, 1975 in Book 2063 at Page 511, Commodore Properties, Inc., to The First National Bank of Boston. *Refer to a Security agent get copy.*

*Pumping station*

11. Easement, granted to Omaha Public Power District over a tract being part of the West 119 acres of the NW 1/4 Section 6, T15 N, R12 E, Douglas County, Nebraska, as set forth in instrument dated December 12, 1960 in Book 485 at Page 429.

✓ 12. Easement granted to Northern Natural Gas Company, for pipeline, as set forth in instrument filed June 25, 1962 in Book 382 at Page 373. *along S line Lot 8*

✓ 13. Easement granted to Northern Natural Gas Company, for pipeline, as set forth in instrument filed June 25, 1962 in Book 382 at Page 360. *along S line Lot 8*

*Exhibit looks like only Mobil Oil Co's Prop*

14. Easement granted to Northwestern Bell Telephone Company, over the South 10 feet of the North 60 feet of the NE 1/4 NW 1/4 Section 6-15-12, as set forth in instrument filed September 10, 1974 in Book 541 at Page 563. *to fan North*

✓ 15. Easement granted to Socony-Vacuum Oil Company, on, over, or through the East half of the East Half of the Northwest Quarter of Section 6, Township 15N Range 12W as set forth in instrument filed March 14, 1941 in Book 153 at page 477 and Assignment of same to Magnolia Pipe Line Company, by instrument recorded in Book 350 at Page 20. *on 1-15-60*

16. Easement granted to Sanitary and Improvement District No. 210 of Douglas County, Nebraska, for the construction and maintenance of a sanitary sewer, as set forth in instrument filed June 9, 1973 in Book 523 at Page 199. *East of Pd*

REMINDER: Check with Metropolitan Utilities District for any possible connection charges.

NOTE: By instrument filed August 9, 1978 in Book 601 at Page 310, the premises in question are within the boundaries of S.I.D. #210 of Douglas County, Nebraska created for public improvements for which special assessments may be levied.

OK

✓ 17. Easement for utilities over, upon, or under a 5-foot strip of land adjoining the rear and side boundary lines of said lots, except the East line of Lots 7, 8, 9 and 10, where said license for a 10 foot strip of land is given, with termination clause as to said side line easement, all as set forth in the Dedication of the Plat of Park View Heights recorded in Book 1405 at Page 394.

- ✓ 18. Easement and Right of Way, granted to Metropolitan Utilities District, over a portion of Lot 8, as set forth in instrument filed February 7, 1974, in Misc. Book 532 at Page 373.
19. The actual value of the estate or interest to be insured must be disclosed to the Company, and subject to approval by the Company, entered as the amount of the policy to be issued. Until the amount of the policy to be issued shall be determined, and entered as aforesaid, it is agreed that as between the Company, the applicant for this commitment, and every person relying on this commitment, the Company cannot be required to approve any such evaluation in excess of \$100,000.00 and the total liability of the Company on account of this commitment shall not exceed said amount.
20. The application for our title insurance does not give the name of the prospective purchaser. When such name is ascertained, the records must be checked for possible judgments. If a corporation or partnership is to acquire title, certain additional requirements may be necessary.