

✓ ✓
-2 D1 & D24 F & D

Sec 29-13-10 Sargy Cove ✓

Check lots for Lease

Underlying
Deals

41-286

58-53

60-261

76-463

145-594

147-758

60-3159 Lease

to Hughes

90-03154 cow

94-22444 lease

~~47-599-38-16~~

~~38-163-47-633~~

~~38-315-41-220~~

~~47-624-50-416~~

~~43-37-76-23~~

~~65-520-76-21~~

~~191-1297-193-524~~

mtg clear

(Personal prop)

Terry Hughes

Mary L Hughes

(owner RE) ✓

Beacon View Inc.

~~Aut.~~

~~George A. Reese~~

Easement

94-224416

2002-26217

2002-26218

2002-26219

2005-40130

✓ 2006-25497

98-25939

**COMMONWEALTH LAND TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE**

Issued by:
Omaha Title, Inc.
13917 Gold Circle
Omaha, NE 68144
(402) 333-1188
Fax: (402) 333-4755

Commitment No.: OT29413 Revised

File No.: 29413

SCHEDULE A

1. Effective Date: **December 11, 1996 at 8:00 AM**

2. Policy or Policies to be issued:	Amount
(a) <input checked="" type="checkbox"/> ALTA Owner Policy: 10-17-92	\$46,000.00
Premium:	\$191.00

Proposed Insured:
George A. Reese

(b) <input checked="" type="checkbox"/> ALTA Loan Policy: 10-17-92	\$36,800.00
Premium:	\$50.00

Proposed Insured:

☒ Conv

☐ FHA

☐ VA

Gretna State Bank

Endorsement(s): EPA \$25.00 COMP \$25.00

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:

Fee Simple Title : Beacon View, Inc. Leasehold Interest: Terry Hughes and Mary L. Hughes, husband and wife

4. The land referred to in this commitment is described as follows:

Beacon View Cabin 209 located in Tax Lot D1 and D2A in Section 29-13-10, Sarpy County, Nebraska.

Commonwealth Title Agency

Countersigned: _____

(signature)

Donald C. McCroden, Authorized Officer or Agent

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SCHEDULE B - SECTION 1

The following are the requirements to be complied with:

1. Pay the full consideration to, or for the account of, the grantors or mortgagors.
2. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
3. 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.
4. Instrument creating the estate or interest to be insured must be executed and filed for record, to wit:
5. A receipt from Petitioner as full satisfaction of all property settlement payments due at Doc. 9672, No. 1402.
6. Ground Lease agreement from Beacon View, Inc., in favor George A. Reese.
7. Bill of Sale from Terry Hughes and Mary L. Hughes, as husband and wife, in favor of George A. Reese.
8. Deed of Trust and Uniform Commercial Code covering personal property located on leased land executed by George A. Reese, stating marital status and signed by spouse, if any, in favor of Gretna State Bank.
9. Payment of all real and personal property taxes concerning subject property.
10. Order Verbal update from Title Company prior to closing to detect any matters appearing of record after effective date of this commitment.
11. Provide a satisfactory Owner's Affidavit of Possession and No Liens. Said affidavit when properly executed at closing by the seller(s), if any, and trustor(s) herein will serve to delete the standard lien and possession exceptions.

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SCHEDULE B - SECTION 2

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

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

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the current 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.
2. Improvements: Tax Key No. 010-924-973; 1995/96 County and City Taxes, Total \$553.92, paid in full, 1996/97 County and City Taxes, Total \$596.24, unpaid. First half is due and will become delinquent April 1, 1997; second half is due and will become delinquent August 1, 1997.
3. In the District Court of Sarpy County, Nebraska, Doc. 9672, No. 1402, Entitled: Gayle L. Reese, Petitioner VS. George A. Reese, Respondent. Decree of Dissolution of Marriage entered January 17, 1997 wherein the Respondent is to pay Petitioner a lump sum property award of \$195.00 per month for a total of six months.
4. Bill of Sale in favor of Terry Hughes and Mary L. Hughes, filed October 21, 1987 in book 60 at page 3159 of the records of Sarpy County, Nebraska.
5. Declaration and Agreement of Restrictive Covenants, dated March 20, 1988, filed March 12, 1990 at Instrument No. 90-03154 of the Miscellaneous records of Sarpy County, Nebraska, which contains certain restrictions on subject property. See copy attached.
6. Right of Way Easement in favor of Omaha Public Power District for utility installation and maintenance over a strip of land 10 feet in width, being 5 feet each side of and abutting the Districts underground facilities as constructed, dated October 10, 1994, filed October 18, 1994 at Instrument No. 94-22446 of the records of Sarpy County, Nebraska.

COMMONWEALTH TITLE COMMITMENT FORM

SCHEDULE B NOTES

Commitment No.: OT29413 Revised

1. For information purposes only: No Coverage is provided for special assessments levied and certified to the Office of the County Treasurer after the effective date of the Title Insurance Policy. Buyers are advised to make inquiry of the City or Village in which the property lies as to any unpaid charges for litter or weed removal, sidewalk repair or any other services.

NOTE: AN OWNER'S POLICY ISSUED IN CONNECTION WITH THIS COMMITMENT WILL CONTAIN THE FOLLOWING PRE-PRINTED EXCEPTIONS:

1. Rights or claims of parties other than Insured in actual possession of any or all of the property.
2. Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.
3. Unfiled mechanics' or materialmen's liens.