

Country Air Estates:

Lot ____, Country Air Estates, a Subdivision of Tax Lot 22 in the SE¼SW¼ of Section 27, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska.

THIS POLICY/REPORT DOES NOT COVER/INCLUDE ANY DUES/ASSESSMENTS TO ANY HOMEOWNERS ASSOCIATION.

1. CONDEMNATION RETURN OF APPRAISERS recorded in Book 71, Page 27, dated December 31, 1964, filed January 4, 1965, entitled The State of Nebraska, Department of Roads, Condemner -vs- Della Larsen, a widow, Owner: Russell Larsen, Lessee, et al, Condemnees. Sets out restrictions, conditions, in reference to ingress and egress; also sets out mineral rights, temporary easement for channel cleanout purposes, etc.
2. RIGHT OF WAY EASEMENT recorded in Book 142, Pages 560-561, dated August 20, 1983, filed September 28, 1983, from Russell W. Larsen and Elaine K. Larsen to Omaha Public Power District, its successors and assigns.
3. ANY and all easements, conditions, etc., set out in FINAL PLAT OF COUNTRY AIR ESTATES recorded in Plat Book 2, Pages 748-752, filed January 18, 1995. Sets out, among others, an easement description for Lot 1 across Lot 2; perpetual easements to Omaha Public Power District, Blair Telephone Company and to any company which has been granted a franchise to provide a cable television system in the area to be platted and to their successors and assigns.
4. JOINT USE AGREEMENTS AND EASEMENTS recorded in Book 237, Pages 360-366, dated January 10, 1995, filed January 18, 1995. RE: Shared wells and/or septic systems and/or driveways. To run with the land and be binding on all future owners of Lots 1, 2, 3, 4 and 5 in Country Air Estates, a subdivision in Washington County, Nebraska. - Copy Attached
5. ROAD MAINTENANCE AGREEMENT recorded in Book 237, Pages 367-369, dated January 10, 1995, filed January 18, 1995. RE: Perpetual maintenance and care of Larsen Circle by owners of Lots 1, 2, 3, their heirs and assigns. - Copy Attached
6. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COUNTRY AIR ESTATES, Blair, Washington County, Nebraska, recorded in Book 237, Pages 370-372, filed January 18, 1995.
7. RIGHTS OF THE PUBLIC, State of Nebraska and the County of Washington in and to that portion of subject land taken or used for road purposes.
8. 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; Ordinance #1731 in Book 236, Pages 667-669, filed December 20, 1994; ANY AND ALL AMENDMENTS THERETO.

rechecked 2/16/2001
at 8:00a.m.

Searched 2/17/1995
at 8am

Country Air Estates
(TL 22 in SE 1/4 SW 1/4 Sec 27-18-11, WCN.)

assigned to
Beall & Allen

P. Cer. 3-413(9-16-1857)(2-22-1858)

John J. Sister

(SE 1/4 27-18-11 & other lands)

assigned to
Roger J. Beall &
E.A. Allen

WD 3-414(2-20-1858)(2-22-1858)

John J. Sister to
Beall & Allen

(SW 1/4 27-18-11)

~~WD 3-414(2-20-1858)(2-22-1858)~~

Need to
Thomas P. Kennard?

WD 5-216(10-26-1860)(10-27-1860)

Thomas P. Kennard; Jena E. Lto

John Coulter

(E 1/2 SW 1/4 27-18-11)

NA to this - Country Air Estates
RR is on west side
of Highway 30

(C) Row 8-481(7-17-1868)

(N/A)

Need 15-608(11-26-1880)(11-27-1880)

Edmond Humphries, Adm. Lto

Chris Jensen

(W 1/2 SW 1/4 27-18-11)

of estate of
Porter S. Walker

~~merge W 479(12-23-1896) Carter marg 1-2-1900~~

WD 32-447(12-19-1898)(12-24-1898)

John Coulter & Francis E. ^(H&W) to

John Schwartz

(E $\frac{1}{2}$ SW $\frac{1}{4}$ 27-18-11)

WD 33-432(2-3-1900)(3-2-1900)

John Schwartz & Lucy E. ^(H&W) to

Chris Paulsen

(E $\frac{1}{2}$ SW $\frac{1}{4}$ 27-18-11)

~~Marg 2-533(2-11-1900) marg vrese 3-1-04~~

~~Assign A-1360(12-13-1900)~~

(c)

WD 54-76(3-20-1935)

Chris Paulsen to

State of Nebr.

no restrictions

Patent J-621(7-2-1860)(2-29-1944)

U.S. to

John J. Lester

(SE $\frac{1}{4}$ SW $\frac{1}{4}$ 27-18-11 & other prop)

TL3(5A) Ex. 4Ded 68-599(10-1-1951)(2-5-1951)

(c)

COPY

Alfred Paulsen, Adm. to

Della Larsen & Edgar J. (jt)

(E $\frac{1}{2}$ SW $\frac{1}{4}$ 27-18-11 & other lands)

*executor of last will
& testament of Chris
Paulsen dec'd*

L3

Decree 68-602 (10-26-1951) (12-7-1951)

Chris Paulsen - dec'd - 5-8-1951 - testate

equal pts. of prop, except \$500 be deducted from Dave's share

heirs: Alfred Paulsen, Della Garsen, Dave Paulsen, Harry Paulsen, Mildred Grothe, Wixan Melton

prop: E 1/2 SW 1/4 27-18-11; other lands.

L697

Afft. 8-483 (12-21-1951) (12-22-1951)

- name afft -

TL3

Decree 81-290 (2-28-1961) (3-1-1961)

Edgar J. Garsen; dec'd - 5-11-1960 - intestate

Della receives all - we receive all - prop due to owning it 1/4 w/pt. to survivorship

heirs: Della Garsen, Russell W. Garsen

prop: E 1/2 SW 1/4 27-18-11; other lands except HW RW.

Co zen Regul N-614

Rural zen Resol N-632

pt TL 617

Condemn. 71-27 (12-31-1964)

The State of Nebraska, Dept. of Roads, Condemner - vs - Della Larson, a widow, Owner; Russell Larson, Lessee, et al. Sets out restrictions, conditions RE: Ingress and Egress; mineral rights; temporary easement for channel cleanout purposes, etc.

zen Amend R-579

zen Ord #920 71-156

Amend zen U-67

Resol W-109

Ord # 1064 71-467

Resol 4-130A

Resol 105-447

TL 22 ©

Surv WD 111-133 (12-15-1976) (12-15-1976)

Della Garsen, single lto

Russell W. Garsen & Elaine K. Garsen (new) (j+)

(JF 22 27-18-11)

Resol 126-122

TL 25 ©

Oil & Gas Lease 129-75 (6-26-1980)

NA TL 25

TL 25

Cert 134-19 (11-09-1981) (11-9-1981)

Della Garsen - dec'd

7093

don't need because Della had already dec'd TL 22 out

Amend to Zen Reg 134-496

Zen Resol 136-200

TL 25 ©

Deed of Distr by P.R. 137-282 (9-1-1982)

NA TL 25

N/A

©

TL 25

Deed of Distr. by P.R. 137-283 (9-1-1982)

NA TL 25

N/A

TL 22 ©

ROW 142-560 (8-20-1983)

yes

Resol 143-101

Zen Resol 188-539

Zen Resol 190-734

(N/A) (C) Memo of Agree for U.P. Trackage Rts. 192-189 (3-20-1991)

1992 #8 Resol 201-329

TL 25 (C) ROW 230-530 (5-11-1994) N/A

(P+TL 25) TL 57 (C) Lot Split 231-17 (5-6-1994) N/A

P+TL 25 (C) Esmt 235-50 (10-14-1994) N/A

P+TL 25 (C) Surv WD 235-52 (9-14-1994) N/A

Russell Larsen,

LTO

Harry R. & Sallie B. Larsen

(C) Ord # 1731 236-6667

Final Plat 2-748 (1-4-1995)
