

**STATE OF Nebraska**  
**COUNTY OF Douglas**  
**Project #OPW 52470**  
**File No. 21642-16**

**TITLE CERTIFICATE**

EFFECTIVE DATE: January 19, 2017, at 8:00 AM

The undersigned, a Registered Nebraska Abstracter, operating under the Certificate of Authority granted it by the Abstracters Board of Examiners, presents this Title Certificate, hereafter "Certificate", relative only to the following described real estate in the County referenced, hereafter "property":

**That part of lots one, two, three and four (1,2,3,& 4) in block two hundred forty nine (249), original City of Florence, now Omaha, Nebraska, lying west of the Chicago, St. Paul, Minneapolis and Omaha Omaha Railroad right of way (now Chicago and Northwestern), together with the east sixteen feet three inches (16'3") of vacated twenty sixth Street adjoining on the west, and together with the north sixteen feet three inches (16 '3") of vacated Scott Street adjoining on the south, as surveyed, platted and recorded in Douglas County Nebraska.**

ADDRESS: **2510 Weber Street, Omaha, NE**

This Certificate is a contract between TitleCore National, LLC as an Abstracter and City of Omaha Public Works Department. The consideration for this contract is the information set forth below and furnished by the Abstracter together with the fee charged by the undersigned for the service performed by the Abstracter. The scope of this contract is outlined as follows:

- (a) This Certificate is not an abstract of title, nor a complete chain of title search, nor an attorney's Title Opinion, nor is it a title insurance policy or title insurance binder.
  - (b) This Certificate does provide limited title facts relative to the property only as specifically set out in the following numbered paragraphs. Each numbered paragraph identifies the particular information provided in this certificate.
  - (c) This Certificate reports limited information of record to the effective date above.
- 1.) The Grantee(s) in the last deed of record:
- Marian B. Clark, by virtue of that certain Warranty Deed dated August 31, 1983 and recorded October 7, 1983 at Book 1715, Page 427, of the Records of Douglas County, NE.**
- 2.) Unreleased mortgages and liens of record:
- None.**
- 3.) Financing Statements filed in the County Register of Deeds Office and indexed against the property:
- None.**

4.) Judgments and pending law suits in District Court:

(a) Judgments of record in the County District Court filed on the property, or indexed against the Grantee(s):

**None.**

(b) Pending Law Suits of record in the County District Court on the property, or indexed against the Grantee(s):

**None.**

5.) Tax Liens, State and Federal:

(a) Unreleased state tax liens of record filed against the Grantee(s):

**None.**

(b) Unreleased federal tax liens of record filed against the Grantee(s):

**None.**

6.) Other Liens of Record: Liens of record in the office of the Register of Deeds or Recorder and indexed against the property, (other than those liens previously set forth):

**None.**

7.) Guardianships, Estates, and Conservatorships filed in the County Court and indexed against the Grantee(s):

**None.**

8.) Easements, Covenants and Restrictions of Record:

Easement recorded November 26, 1945 in Book 205 at Page 75 of the Records of Douglas County, NE, granted to Great Lakes Pipeline, over a portion of property described therein.

Assignment of Easement recorded March 30, 1966 in Book 435 at Page 667 of the Records of Douglas County, NE, granted to Williams Brothers Pipeline, over a portion of property described therein.

Easements for utilities as reserved in Ordinance No. 21654, recorded March 24, 1961 at Book 364, Page 228, of the Records of Douglas County, NE, above, on and below the surface of the vacated street which comprises a portion of the subject property.

- 9.) Real Estate Taxes and Special Assessments: Unpaid real estate taxes and unpaid special assessments certified for collection in the tax offices of Douglas County and indexed against the property:

General taxes assessed under Tax Key No. 1486-0000-11 for 2016 due and payable in 2017, levied in the amount of \$83.70, first installment is paid, second installment is paid.

Special Assessments:

None

This Title Certificate certifies that TitleCore National, LLC has examined the records of Douglas County, Nebraska, and has set out, as displayed above, filings of instruments, judgments and real estate tax information of the records of the District Court, County Court, U.S. Bankruptcy Court for the District of Nebraska and Register of Deeds, that may affect the title or Grantee(s), within the defined scope and parameters of this Title Certificate.

Issued: January 24, 2017

TitleCore National, LLC

A handwritten signature in black ink, appearing to read 'K. R. ...', is written over a horizontal line.

Registered Abstractor  
Under Certificate of Authority No. 662