

**STATE OF Nebraska
COUNTY OF Douglas
Project #OPW 52470
File No. 21598-16**

TITLE CERTIFICATE

EFFECTIVE DATE: December 16, 2016, 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":

Lot 61, Robinson's Lawnview, an addition to the city of Omaha, in Douglas County, Nebraska.

ADDRESS: **3403 Sheffield 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:
- Ronald H. Rudsinski and Melanie C. Rudsinski, husband and wife, as joint tenants, by virtue of that certain Personal Representative's Deed Survivorship dated July 10, 2009 and recorded July 16, 2009 at Instrument No. 2009076568, of the Records of Douglas County, NE.**
- 2.) Unreleased mortgages and liens of record:
- Deed of Trust dated July 13, 2009, recorded July 16, 2009 at Instrument No. 2009076569, of the Records of Douglas County, NE, executed by Ronald H. Rudsinski and Melanie C. Rudsinski, husband and wife, in favor of Wells Fargo Financial Natl Bank, Trustee, and Wells Fargo Bank, N.A., Beneficiary, securing the sum of \$108,007.00 and any other amounts payable under the terms thereof.**
- 3.) Financing Statements filed in the County Register of Deeds or Recorder's 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:

NONE

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. 2736 0000 21 for 2016 due and payable in 2017, levied in the amount of \$1,678.02, first installment is due and will become delinquent April 1, 2017, second installment is due and will become delinquent August 1, 2017.

2015 taxes due and payable in 2016, levied in the amount of \$1,670.58, 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: December 27, 2016

TitleCore National, LLC



Registered Abstractor
Under Certificate of Authority No. 662



DEED 2009076568



JUL 16 2009 10:46 P 1

Nebr Dec Stamp Fee
7-16-09
Date
247.50
CP



Deed

FEE	5.50	FB	33740
BKP	42.50	COMP	SP
DEL		SCAN	FV

Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 7/16/2009 10:46:38.02

 2009076568

**PERSONAL REPRESENTATIVE'S DEED
 SURVIVORSHIP**

THE GRANTOR, Patricia Maestas, as Personal Representative of the Estate of Richard E. Kennedy, Deceased, in consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION received from grantee, Ronald H Rudsinski and Melanie C. Rudsinski, husband and wife, as joint tenants with rights of survivorship and not as tenants in common, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot 61, Robinson's Lawnview, an addition to the City of Omaha in Douglas County, Nebraska.

Subject to easements and restrictions of record.

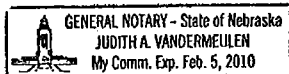
GRANTOR covenants with grantee that grantor has legal power and lawful authority to convey the same.

Executed: 10th day of July, 2009.

Patricia Maestas, P.R.
 Patricia Maestas, as Personal Representative

STATE OF NEBRASKA
 COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 10th day of July, 2009 by Patricia Maestas, as Personal Representative of the Estate of Richard E. Kennedy, Deceased.



Judith A. Vandermeulen
 Notary Public Signature

Title or Rank

Serial Number, if any

⑦

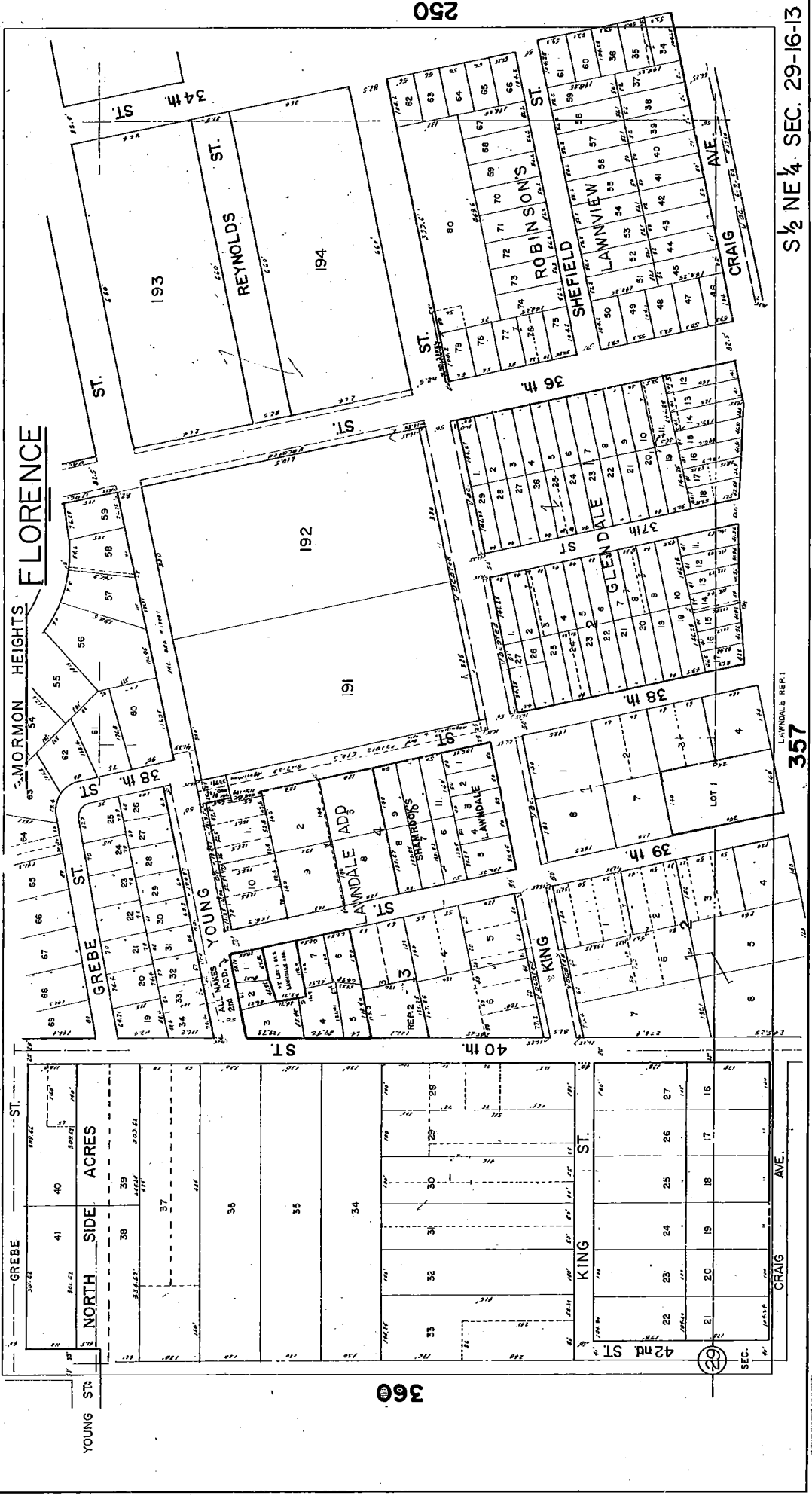
ON-011826

V 081821

359

361

FLORENCE



250

S 1/2 NE 1/4 SEC. 29-16-13

360

357

GREBE ST.	41	40	NORTH SIDE ACRES	
	38	39	37	36
	35	34	33	32
	31	30	29	28
	27	26	25	24
	23	22	21	20
	19	18	17	16
	15	14	13	12
	11	10	9	8
	7	6	5	4
	3	2	1	LOT 1

29 SEC.

CRAIG AVE.