

**STATE OF Nebraska
COUNTY OF Douglas
Project #OPW 52470
File No. 21489-16**

TITLE CERTIFICATE

EFFECTIVE DATE: December 28, 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":

Part of Block 200 in the City of Florence, now a part of the City of Omaha, described as follows: Beginning at a point in the North line of said Lot, 20' East of the West line of said Lot 83' thence in a straight line in a Northeasterly direction to a point in the North line of said Lot, 125' East of the point of beginning, thence Westerly along the North line of said lot to the point of beginning in Douglas County, Nebraska. as surveyed, platted and recorded.

ADDRESS: 3925 Forest Lawn, 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:

Gerald H. Zulfer, by virtue of that certain Special Warranty Deed dated September 27, 1993 and recorded September 28, 1993 at Book 1961, Page 180, 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 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. 1347-0000-11 for 2016 due and payable in 2017, levied in the amount of \$6.46, first installment is Due and Payable, second installment is Due and Payable.

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 4, 2017

TitleCore National, LLC

A handwritten signature in black ink, appearing to read 'ERNA' followed by a stylized flourish.

Registered Abstracter
Under Certificate of Authority No. 662

LRAW
LAND REUTILIZATION COMMISSION
OF DOUGLAS COUNTY
THE LAW BUILDING
500 S.O. 18th ST., SUITE 100
OMAHA, NE 68102

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LAND REUTILIZATION COMMISSION OF THE COUNTY OF DOUGLAS, NEBRASKA ("Grantor"), in consideration of the sum of THREE HUNDRED DOLLARS AND NO/100----- DOLLARS,

in hand paid by GERALD H. ZULFER of DOUGLAS County and State of Nebraska, does hereby specially Grant, Bargain, Sell and Convey unto the said Grantee the following described premises, situated in the County of Douglas and State of Nebraska, to wit:

Beginning at a point in the North line of said Lot, Twenty feet (20') East of the West line of said Lot, extending thence South parallel with the West line of said Lot, Eighty three Feet (83') thence in a straight line in a northeasterly direction to a point in the North line of said Lot, One hundred twenty five feet (125') East of the point of beginning, thence Westerly along the North line of said lot to the point of beginning in Douglas County, Nebraska as surveyed, platted and recorded, also part of Out Lot Two hundred (200) in the City of Florence, now a part of the City of Omaha, described as follows: Beginning at a point in the North line of said Lot, Twenty feet (20') East of the West line of said Lot Eighty three (83') thence in a straight line in a Northeasterly direction to a point in the North line of said Lot, One hundred twenty five feet (125') East of the point of beginning, thence Westerly along the North line of said lot to the point of beginning in Douglas County, Nebraska as surveyed, platted and recorded

the selling price represents a consideration equal to or in excess of two-thirds of the appraised value together with all the tenements, hereditaments, and appurtenances thereunto belonging, and all the estate, right, title, interest, claim or demand whatsoever of the said Grantor, of, in, or to the same, or any part thereof:

TO HAVE AND TO HOLD the above described premises unto the said Grantee forever; and the said Grantor hereby specially covenants that said premises are free and clear of all liens and encumbrances subject to rights of way, easements and covenants thereon and subject to all rights of redemption provided by law or the Constitution of the State of Nebraska and it does hereby covenant to SPECIALLY WARRANT AND DEFEND the said premises against the lawful claims and demands of all persons claiming by, through, or under it, and against no other claims or demand.

IN WITNESS WHEREOF Grantor hereunto set its hand this 27TH day of SEPT., A.D., 19 93.

LAND REUTILIZATION COMMISSION OF THE COUNTY OF DOUGLAS, NEBRASKA

By Brenda J. Council
Chairman or Vice Chairman

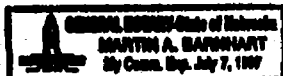
Attest:
Charles Ha
Secretary



STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 27th day of September, A.D., 1993, before me, a Notary Public in and for said County, personally came the above named Grantor who is personally known to me to be the identical person whose name is affixed to the above instrument as Grantor and he acknowledges said instrument to be his voluntary act and deed.

WITNESS my hand and Notarial Seal the date last aforesaid.



Martin A. Barnhart
Notary Public

My commission expires on the 7th day of July, A.D., 1997.

B 12283
 CASH BK 1961 R 241 FB 44-12280
 TYPE Del PG 180-181 C/O Y COMP VR SCAN PM
 FEE 10⁰⁰ OF Del LEGI PG _____ MC _____ FV _____

RECEIVED
 SEP 28 3 43 PM '93
 CLERK OF LEEDS
 DISTRICT OF COLUMBIA COUNTY, NE

NEBR DOC STAMP TAX
 280 Date 9-28-93
 s CK By DS

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N1/2 SE1/4 29-16-13

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