

**STATE OF Nebraska
COUNTY OF Douglas
Project #OPW 52470
File No. 21640-16**

TITLE CERTIFICATE

EFFECTIVE DATE: January 24, 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":

Lot 1, Florence Field Replat 1, an addition to the city of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska.

ADDRESS: **7202 North 30th 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:

Fee simple: The Ronald L. Vincent and Eva L. Vincent Living Trust, Ronald L. Vincent and Eva L. Vincent, Co-Trustees, Trust dated April 17, 1997, by virtue of that certain Warranty Deed dated May 6, 2008 and recorded May 6, 2008 at Instrument No. 2008-044546 and Affidavit-Death of a Trustee dated September 22, 2015 and recorded October 26, 2015 at Instrument No. 2015-090209, of the Records of Douglas County, NE. NOTE: Eve L. Vincent is Sole Trustee

Leashold Interest: Walgreen Co., an Illinois corporation , by virtue of that certain Memorandum of Lease dated October 26, 1994 and recorded November 14, 1994 at Book 1133, Page 541, of the Records of Douglas County, NE.

2.) Unreleased mortgages and liens of record:

Deed of Trust dated April 21, 2008, Recorded May 6, 2008 at Instrument Number. 2008-044547 of the Records of Douglas County, NE, executed by The Ronald L. Vincent and Eva L. Vincent Living Trust, Ronald L. Vincent and Eva L. Vincent, Co-Trustees, Trust dated April 17, 1997, in favor of

Chicago Title Insurance Company, a Missouri corporation, as Trustee and Standard Insurance Company, an Oregon corporation, as Beneficiary, securing the principal amount of \$1,450,000.00.

Assigned to Liberty Standard Insurance Company of Boston by Assignment dated April 21, 2008, recorded May 6, 2008 at Instrument No. 2008-044548 of the Records of Douglas County, NE.

Subordination, Non-Disturbance and Attornment Agreement dated June 2, 2008 at Instrument No. 2008-060990.

Assigned to Liberty Life Assurance Company of Boston by Assignment dated June 12, 2008, recorded October 15, 2008 at Instrument No. 2008-100664 of the Records of Douglas County, NE.

- 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):

Memorandum of Lease recorded November 14, 1994, in Book 1133 at Page 541 of the Records of Douglas County, NE, by and between Marathon Properties, L.L.C., as Lessor and Walgreens Co., an Illinois Corporation, as Lessee.

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

None.

8.) Easements, Covenants and Restrictions of Record:

Administrative Subdivision recorded October 18, 1994 in Book 1131 at Page 427 of the Records of Douglas County, NE, over a portion of property described therein.

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. 2321-0025-11 for 2016 due and payable in 2017, levied in the amount of \$47,319.18, first installment is due and will become delinquent April 1, 2017, second installment is due and will become delinquent August 1, 2017.

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 30, 2017

TitleCore National, LLC



Registered Abstracter
Under Certificate of Authority No. 662



DEED 2008044546



MAY 06 2008 14:36 P 1

Dead

Nebr Doc Stamp Tax	FEE	5.50	FB	44-12404
	BKP		C/O	CCMP 88
	DEI		SCAN	FV
Date	5-6-08			
	\$ 6525.00			
By	LV			

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
5/6/2008 14:36:37.14



2008044546

WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT Marathon Properties, LLC, a Nebraska limited liability company, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantees, do hereby bargain, sell, convey, and confirm unto The Ronald L. Vincent and Eve L. Vincent Living Trust, Ronald L. Vincent and Eve L. Vincent, Co-Trustees, Trust dated April 17, 1997, the following described real property in DOUGLAS County, Nebraska:

Lot One (1), Florence Field Replat 1, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and their assigns, or to the heirs and assigns of the survivor of them forever.

And the grantor does hereby covenant with the grantees and their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seized of said premises; that they are free from any encumbrance **except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof;** that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Executed 6 May, 2008

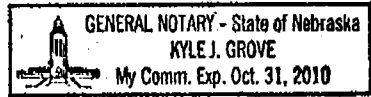
Marathon Properties, LLC, a Nebraska limited liability company

Carol J. Gendler
By: Carol J. Gendler, Member

STATE OF Nebraska
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 6 day of May, 2008 by Carol J. Gendler, Member of **Marathon Properties LLC, a Nebraska limited liability company, on behalf of the company.**

Kyle J. Grove
Notary Public



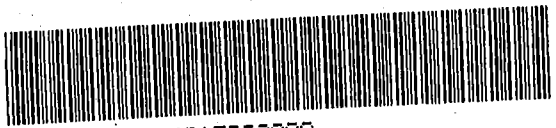
0237057

NEBRASKA TITLE COMPANY
4257 S 144TH STREET
OMAHA, NE 68137

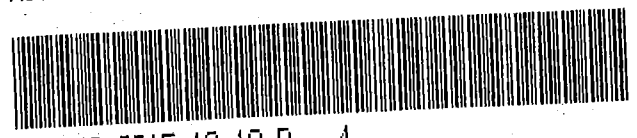
✓ 2868253



M



MISC 2015090209



OCT 26 2015 10:19 P 4

411

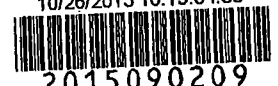
MISC

FEF 2800 FB 44-12404

BKP _____ C/O _____ COMP CC

DEL _____ SCAN _____ FV _____

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
10/26/2015 10:19:04.69



2015090209

RECORDING REQUESTED BY

Eve L. Vincent

WHEN RECORDED MAIL TO:

Mark J. McGowan, Esquire
The Law Offices of Mark J. McGowan, P.C.
72-630 Fred Waring, Suite 201
Palm Desert, CA 92260

APN: 2321-0025-11

SPACE ABOVE THIS LINE
FOR RECORDER'S USE

AFFIDAVIT-- DEATH OF TRUSTEE

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

EVE L. VINCENT, of legal age, being first sworn, deposes and says:

That RONALD LEE VINCENT, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as RONALD L. VINCENT named as Grantor and Trustee in that certain unrecorded Declaration of Trust ("Declaration of Trust") dated April 17, 1997 (named therein as THE RONALD L. VINCENT AND EVE L. VINCENT LIVING TRUST, April 17, 1997, which was completely Amended and Restated on December 11, 2008, executed by Ronald L. Vincent and Eve L. Vincent, as Grantors and Trustees, as well as the beneficiaries

03851

thereunder), and named as Grantees in that certain Warranty Deed dated May 6, 2008, and recorded in the Official Records of the Douglas County Recorder on May 6, 2008, as Instrument No. 2008-044546, covering that certain real property situated in the County of Douglas, State of Nebraska, commonly known as 7202 N. 30th Street, Omaha, Nebraska 68112, and more particularly described as:

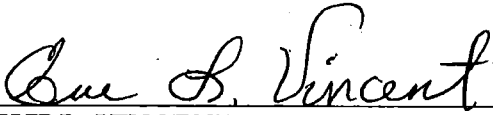
Lot One (1), Florence Field Replat 1, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

THE RONALD L. VINCENT and EVE L. VINCENT LIVING TRUST, Dated April 17, 1997, provided that at the death of the Trustee, Eve L. Vincent would serve as the sole Trustee.

I, **EVE L. VINCENT**, have consented to serve as the sole Trustee of THE RONALD L. VINCENT AND EVE L. VINCENT LIVING TRUST, Dated April 17, 1997.

The above-described property is now vested in title as follows: "**Eve L. Vincent**, Trustee of The Ronald L. Vincent and Eve L. Vincent Living Trust, Dated April 17, 1997"

DATED: 9-22-, 2015


EVE L. VINCENT

CERTIFICATE OF ACKNOWLEDGMENT

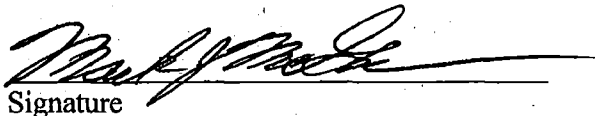
A Notary Public or other officer completing this Certificate verifies only the identity of the individual who signed the document to which this Certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA)

) ss.

COUNTY OF RIVERSIDE)

Subscribed and sworn to (or affirmed) before me, **Mark J. McGowan**, a Notary Public, on this 22 day of SEPTEMBER, 2015, by **Eve L. Vincent** who proved to me on the basis of satisfactory evidence to be the person who appeared before me.


Signature

Notary Public Commissioned for said County and State



STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF RIVERSIDE

RIVERSIDE, CALIFORNIA

3052015132278

CERTIFICATE OF DEATH

3201533007838

Form containing fields for decedent information (1-16), usual residence (17-26), informant information (27-36), disposition (37-43), place of death (44-50), cause of death (51-63), physician's certification (64-70), and coroner's use only (71-78).

CERTIFIED COPY OF VITAL RECORDS

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE }

This is a true and exact reproduction of the document officially registered and placed on file in the office of the County of Riverside, Department of Health.

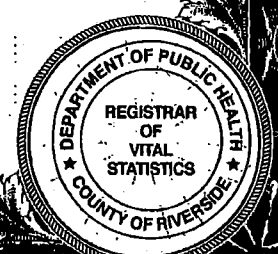


DATE ISSUED Jul 14, 2015

Dr. Cameron Kaiser, M.D., Health Officer, RIVERSIDE COUNTY, CALIFORNIA

This copy not valid unless prepared on engraved border displaying seal and signature of Registrar

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE



246

248



355

245

244

SW1/4 28-16-13



1131 427 MISC



12174 94 427-428

FLORENCE FIELD REPLAT 1

LOT 1

BEING A REPLAT OF LOTS 1 THRU 8, INCLUSIVE, TOGETHER WITH LOTS 43 THRU 46, INCLUSIVE, TOGETHER WITH THE EAST 9.01 FEET OF LOT 9, ALL IN BLOCK 20, FLORENCE FIELD, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the property described hereon and that permanent markers have been found or set at all corners of the lot being platted.



August 3, 1994
DATE:

JAMES D. WARNER, NEBRASKA R.L.S. 308

OWNER'S CERTIFICATION

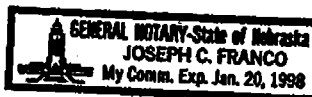
KNOW ALL PERSONS BY THESE PRESENTS: That we, Marathon Properties, L.L.C., a Nebraska limited liability company, the undersigned owner, of the property described hereon and embraced within this plat, have caused said land to be subdivided into a lot as shown on this plat.

MARATHON PROPERTIES, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY

BY: H. Lee Gendler
H. LEE GENDLER, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS

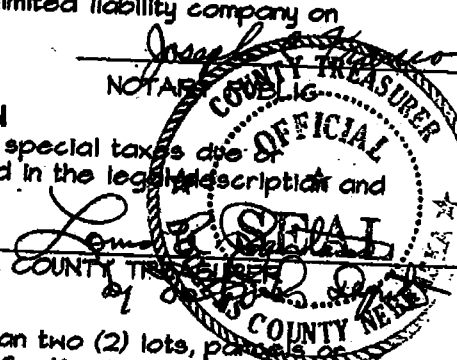


The foregoing owners certification was acknowledged before me this 12th day of AUGUST, 1994 by H. Lee Gendler, President of Marathon Properties, L.L.C., a Nebraska limited liability company on behalf of said company.

COUNTY TREASURER'S CERTIFICATION

This is to certify that I find no regular or special taxes due or delinquent against the property described in the legal description and as shown by the records of this office.

DATE: 9/27/94



PLANNING DIRECTOR'S APPROVAL

Approved as a subdivision of not more than two (2) lots, parcels or tracts, with plat requirements waived per Section 7.08 Home Rule Charter of the City of Omaha, 1956. This subdivision approval is void unless this plat is filed and recorded with the County Register of Deeds within thirty (30) days of this date.

DATE: 10-13-94

Gary L. Payer
PLANNING DIRECTOR *rk-w*

SCALE: AS SHOWN
DATE: AUG. 3, 1994
DRAWN BY: R.R.
CHECKED BY: J.D.W.
REVISIONS:

FLORENCE FIELD REPLAT 1

ADMINISTRATIVE
SUBDIVISION

2 THOMPSON, DRESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD
OMAHA, NE 68134
(402) 380 - 8960



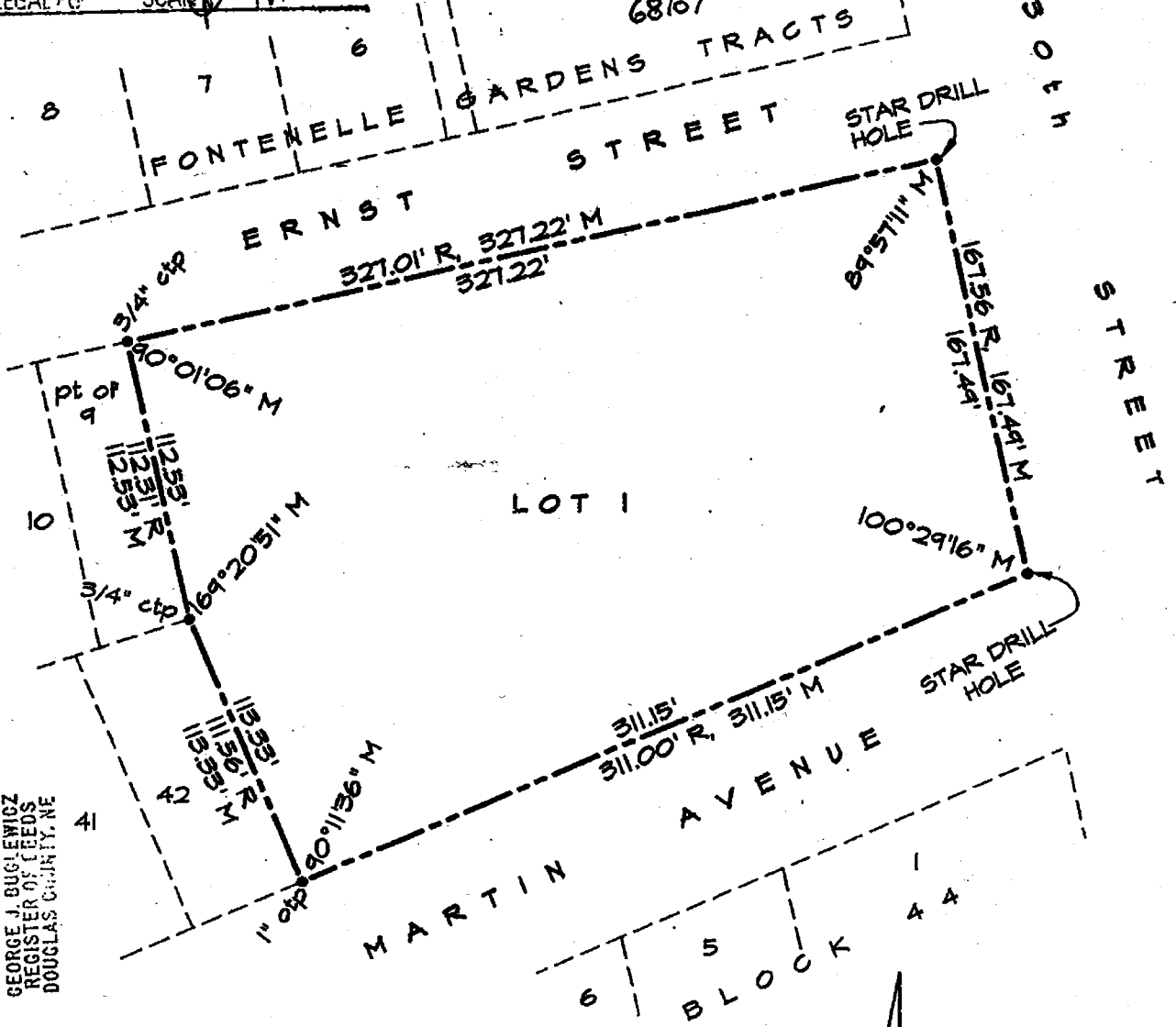
315-124-4

OMD 244.DWG

300
STREET

12174
 FEE 1700 R FB old: 31-12340
 DEL. 171 C/D COMD 44-12404
 LEGAL PG SCALED FV

BVI Constructors
 2900 'O' PLAZA
 Suite 619
 OMAHA, NE
 68107⁵



GEORGE J. BUGLEWICZ
 REGISTER OF CREDS
 DOUGLAS COUNTY, NE

LEGEND

- corners found
- corners set
- R recorded distance
- M measured distance
- ctp crimped top pipe
- o/p open top pipe
- △ set temporary point



SCALE 1" = 60'

Official Address:
 7202 N 30 St.

BOOK 93-29, PAGES 28 and 29

RECEIVED
 Oct 18 12 13 PM '94

2780