

**STATE OF Nebraska  
COUNTY OF Douglas  
Project #OPW 52470  
File No. 21636-16**

**TITLE CERTIFICATE**

EFFECTIVE DATE: December 20, 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":

**Lots 1 and 2, together with the East One-Half of vacated alley adjoining said premises on the West, and the North 152 Feet of Lot 6 and the North 152 Feet of the West One-Half of vacated alley adjoining said premises on the East, all in FONTENELLE GARDEN TRACTS, an Addition to the City of Omaha, as surveyed, platted and recorded, Douglas County, Nebraska**

ADDRESS: **7266 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:

**The Salvation Army, an Illinois Corporation**

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:

**Easements for utilities as reserved in Ordinance No. 23706, recorded March 3, 1966 at Book 434, Page 567, of the Records of Douglas County, NE, above, on and below the surface of the vacated alley which comprises a portion of the subject property.**

**Easement recorded October 18, 1968 in Book 469 at Page 403 of the Records of Douglas County, NE, granted to Pam-Bo Realty Co., Inc, over a portion of property described therein.**

**Easements set forth in Personal Representative's Deed dated June 27, 1980 and recorded June 27, 1980 in Book 1651 Page 235, Records of Douglas County, Nebraska. Said instrument also contains nonexclusive parking privileges reserved unto grantor which state an expiration date of June 30, 2000.**

- 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. 3030-0001-11 for the year 2015 payable in the year 2016 are Homestead Exempt.

General taxes assessed under Tax Key No. 3030-0001-11 for 2016 due and payable in 2017, levied in the amount of \$100.00, 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: December 28, 2016

TitleCore National, LLC



Registered Abstractor  
Under Certificate of Authority No. 662

*None*

PERSONAL REPRESENTATIVE'S DEED

FIRST NORTHWESTERN TRUST CO. OF NEBRASKA, as Personal Representative of the Estate of Edward Lincoln, Deceased, and as Personal Representative of the Estate of Reva Lincoln, Deceased, GRANTOR, pursuant to authority given by the Last Will and Testament of Edward Lincoln and pursuant to the authority given by the Last Will and Testament of Reva Lincoln, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration received from GRANTEE, THE SALVATION ARMY, an Illinois corporation, hereby conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots 1 and 2, together with the East One-Half of vacated alley adjoining said premises on the West, and the North 152 Feet of Lot 6 and the North 152 Feet of the West One-Half of vacated alley adjoining said premises on the East, all in FONTENELLE GARDEN TRACTS, an Addition to the City of Omaha, as surveyed, platted and recorded, Douglas County, Nebraska, subject to easements and restrictions of record, reserving to the Grantor, however, as owner of Lots 3, 4 and 5 in said Fontenelle Garden Tracts, for the benefit of the Grantor and Grantor's successors in interest as owners of said Lots, a permanent easement and right-of-way to enter upon Lots 1 and 2 in said Fontenelle Garden Tracts, from time to time, in order to maintain and repair, or to reconstruct, maintain and repair an underground sanitary sewer line running from said properties owned by Grantor to an existing 10 inch sewer line located on said Lot 2 in said Fontenelle Garden Tracts, and also reserving to Grantor the right to connect to and use said 10 inch sewer line. Grantor shall repair and maintain said sewer line to the point where it is connected to the said 10 inch sewer line. The location of said sewer lines are shown on Exhibit "A" attached hereto. This reserved easement right shall be considered as a covenant running with the land and shall be for the benefit of the Grantor and its successors in interest as owners of any part or all of Lots 3, 4 and 5 in said Fontenelle Garden Tracts.

NEBRASKA DOCUMENTARY  
STAMP TAX  
JUN 27 1980  
\$ 126.50 By *Pa m.*

Grantor also grants to Grantee a nonexclusive right to park motor vehicles on such parts of Lots 3, 4 and 5 in said Fontenelle Garden Tracts as are not occupied by buildings, and Grantor further reserves to the Grantor a non-exclusive right to park motor vehicles on the South 56 Feet of Lot 2 in said Fontenelle Garden Tracts. The parking privileges granted hereby and reserved hereby shall expire on June 30, 2000. The parking privileges referred to above are for the benefit of the Grantor and the Grantee, and their respective tenants and invitees. Notwithstanding the foregoing, both the Grantor and Grantee shall have the right to change the size and location of buildings now or hereafter existing on any part of Lots 1 through 5 in said Fontenelle Garden Tracts, notwithstanding that such change in size or location of buildings may restrict the parking privileges hereinabove referred to.

Grantor covenants with Grantee that Grantor has legal power and authority to execute this deed and to convey the property described above. Grantor further covenants with Grantee that the Grantor warrants and will defend title to the real estate described above against the lawful claims of all persons claiming by, through or under the Grantor.

Executed JUNE 27, 1980.

ESTATE OF EDWARD LINCOLN, DECEASED, and  
ESTATE OF REVA LINCOLN, DECEASED

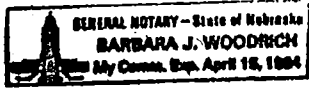
BY: FIRST NORTHWESTERN TRUST CO. OF NEBRASKA,  
as Personal Representatives of each  
of said Estates,

BY: *Paul O. [Signature]*  
Trust Officer

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me on JUNE 27,  
1980, by PAUL D. KADAVY, Trust Officer  
of FIRST NORTHWESTERN TRUST CO. OF NEBRASKA, the Personal Representative of the  
Estate of Edward Lincoln, Deceased, and the Personal Representative of the Estate  
of Reva Lincoln, Deceased.

Barbara J. Woodrich  
Notary Public



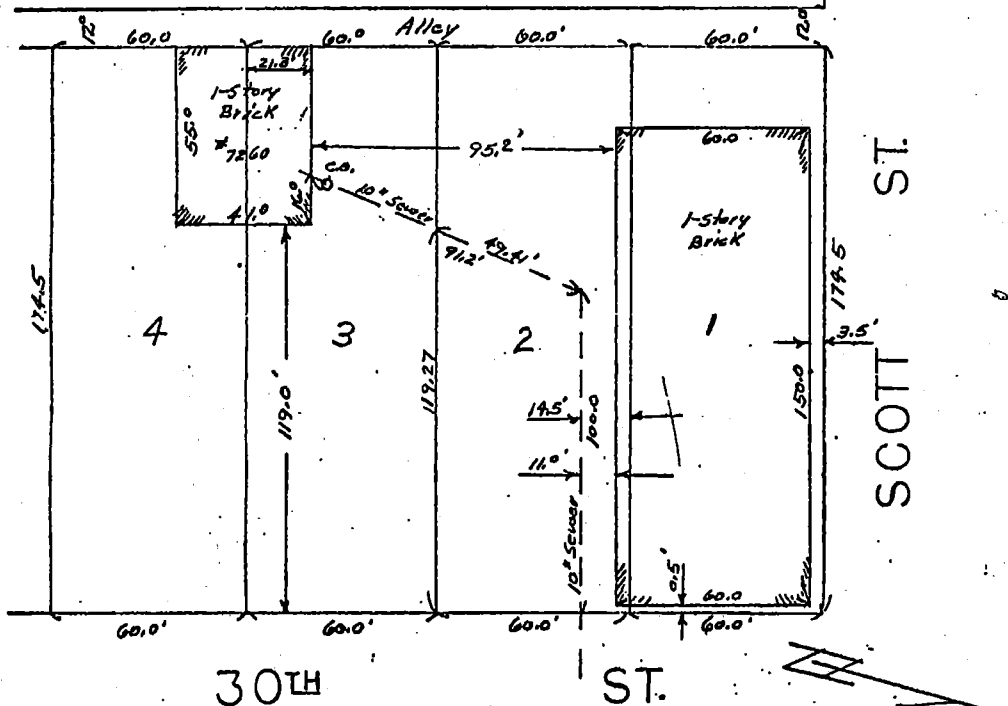
# POOR INSTRUMENT FILED

Easement for 10 inch Sewer Line on Lot 2  
Fontenelle Garden Tracts

BOOK 1651 PAGE 237

A permanent 10.00 foot easement to maintain and repair a 10 inch sewer line located on Lot 2 Fontenelle Gardens Tracts, an addition to the City of Omaha, Douglas County, Nebraska. Said easement is located 5.00 feet either side of the following described centerline:

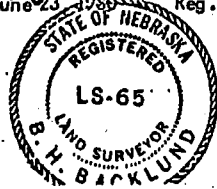
Beginning at a point on the Easterly line of said Lot 2, said point being 14.50 feet southeasterly of the Northeasterly corner of said Lot 2; thence southwesterly along a line 14.50 feet southerly of and parallel to the Northerly line of said Lot 2, a distance of 100.00 feet; thence in a southwesterly direction a distance of 49.41 feet to a point on the southerly line of said Lot 2, said point being 119.27 feet westerly of the southeasterly corner of said Lot 2.



I, the undersigned Registered Land Surveyor, do hereby certify that the above plat accurately shows the location of buildings and sewer line on lot 1 thru 4, Fontenelle Garden Tracts

Scale: 1" = 40'

*B. H. Backlund*  
Date: June 23, 1960 Reg. No. L.S.-65



RECEIVED

1960 JUN 27 PM 4:14

C. HAROLD OSTLER  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NEBR.

EXHIBIT "A"

Book 1651  
Page 237  
of Backlund

-16-  
97  
Index  
Compd  
11-60-42

*g. [unclear]*

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ORDINANCE NO. 23706

AN ORDINANCE vacating north-south alley, west of 30th Street from Ernst Street to Scott Street, abutting Lots 1-2-3-4-5-6, Fontenelle Garden Tracts in the SW 1/4, Section 28-16-13.

\_\_\_\_\_ in the City of Omaha and providing the effective date hereof.

WHEREAS, petition representing owners of more than 75 percent of the property abutting on north-south alley, west of 30th Street from Ernst Street to Scott Street, abutting Lots 1-2-3-4-5-6, Fontenelle Garden Tracts in the SW 1/4, Section 28-16-13.

\_\_\_\_\_ has been filed with the City of Omaha; and

WHEREAS, said property owners have in and by said petition waived any and all damages that may be occasioned by said vacation;

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

Section 1. That north-south alley, west of 30th Street from Ernst Street to Scott Street, abutting Lots 1-2-3-4-5-6, Fontenelle Garden Tracts in the SW 1/4, Section 28-16-13.

\_\_\_\_\_ in the City of Omaha be, and is hereby, vacated; the vacating of the property herein described, and the reversion thereof, pursuant to applicable law, shall be subject to the conditions and limitations that there is reserved to the City of Omaha the right to maintain, operate, repair, and renew sewers now existing therein and in the future to construct, maintain, repair and renew additional or other sewers; also the right to authorize the Metropolitan Utilities District of the City of Omaha or any other public utility to construct, maintain, repair or renew and operate now existing or thereafter installed water mains, pole lines, conduits and other similar services or equipment above, on and below the surface of the ground for the purpose of serving the general public or abutting property; and the right so reserved shall also include such lateral connections or branch lines as may be ordered, desired or permitted by the City and to enter upon the premises to accomplish the above purpose at any and all times.

Section 2. That this ordinance shall take effect and be in force after 15 days from and after its passage.

INTRODUCED BY COUNCILMAN  
[Signature]

APPROVED BY:  
[Signature] 2/16/66  
MAYOR OF THE CITY OF OMAHA DATE

PASSED  
FEB 15 1966

APPROVED AS TO FORM:  
[Signature]  
CITY ATTORNEY

[Signature]  
CITY CLERK OF THE CITY OF OMAHA

I hereby certify that the foregoing is a true and correct copy of the original document now on file in the City Clerk's office.  
[Signature]  
BY CITY CLERK

18

*ma*

RECEIVED

1966 MAR 3 PM 3 57


THOMAS J. O'CONNOR  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NEBR.

D

THE STATE OF NEBRASKA  
FOR DEEDS  
RECORDS  
BOOK 434  
PAGE 567

*ma*

*City Clerk*

City Clerk 

60-427 425

425

60/427

E A S E M E N T

This agreement made and entered into by and between EDWARD E. LINCOLN and REVA G. LINCOLN, husband and wife, as parties of the first part, hereinafter called LINCOLNS, and PAM-BO REALTY CO., INC., a Nebraska corporation, as party of the second part hereinafter called PAM-BO, WITNESSETH:

WHEREAS, Lincolns are the owners of Lots Three (3), Four (4), and Five (5), Fontenelle Garden Tracts, an Addition to the City of Omaha, Douglas County, Nebraska, and are presently constructing two buildings thereon which require sewer facilities, and,

WHEREAS, Pam-bo is the owner of Lots One (1) and Two (2), Fontenelle Garden Tracts, an Addition to the City of Omaha, Douglas County, Nebraska, being the property immediately adjoining Lincolns' property to the north thereof, and there is located on Pam-bo's property a ten (10) inch sewer line to which Lincolns desire a connection, and,

WHEREAS, the parties hereto desire to enter into an easement agreement with respect to said sewer,

NOW, THEREFORE, IT IS HEREBY AGREED as follows:

1. In consideration of One and no/100ths Dollars (\$1.00) and other good and valuable consideration, the receipt is hereby acknowledged, Pam-bo has this day bargained and sold, and by these presents does, bargain, sell, convey, transfer, and deliver unto Lincolns, a permanent easement and right of way, including the perpetual right to enter upon the real estate owned by Pam-bo to-wit, Lots One (1) and Two (2), Fontenelle Garden Tracts, an Addition to the City of Omaha, Douglas County, Nebraska, at any time that they may see fit, and construct, maintain, and repair underground sewers over, across, through, and under the land described in this paragraph, together with the right to excavate and refill ditches and/or trenches for the location of said sewer, and the further right to remove obstructions interfering with the location, construction, and maintenance of said sewer, and to hook on to Pam-bo's existing ten (10) inch sewer line.

2. The easement hereinabove described is for the benefit of the property owned by the Lincolns, as hereinabove described, being Lots Three (3), Four (4), and Five (5), Fontenelle Garden Tracts, an Addition to the City of Omaha, Douglas County, Nebraska.

3. Lincolns agree to repair and maintain the said sewer line to the point where it is connected to the existing line on Lots One (1) and Two (2).



4. This easement shall be considered as a covenant running with the land, and shall redound to and be for the benefit of the heirs, devisees, legatees, assignees, and grantees of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have annexed their signatures this 9 day of October, 1968.

Edward E. Lincoln  
Edward E. Lincoln, Party  
of the First Part

Reva G. Lincoln  
Reva G. Lincoln, Party  
of the First Part

PAM-BO REALTY CO., INC., a Nebraska corporation, Party of the Second Part

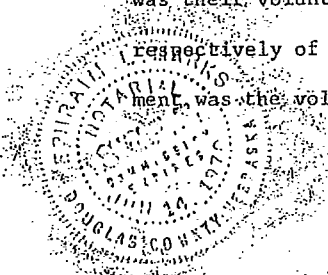
ATTEST:

Edward E. Lincoln  
Secretary

By Reva G. Lincoln  
President

STATE OF NEBRASKA )  
                                  ) ss.  
COUNTY OF DOUGLAS )

On this 9th day of October, 1968, before me the undersigned, Ephraim L. Marks, a Notary Public in and for Douglas County, Nebraska, appeared the above named Edward E. Lincoln, Reva G. Lincoln, to me known to be the identical persons who signed the above and foregoing instrument, and they each acknowledge that same was their voluntary act and deed as individuals and as Secretary and President respectively of Pam-bo Realty Co. Inc., a Nebraska corporation, and that said instrument, was the voluntary act and deed of said corporation.



Ephraim L. Marks  
Notary Public

*3 Misc*

RECEIVED

1968 OCT. 18 AM 10 13

THOMAS J. O'CONNOR  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NEBR.

THE STATE OF NEBRASKA )  
Douglas County )  
Entered in Numerical Index and  
for Record in the office of the Register of  
Deeds of said County and recorded in  
Book 469 of Misc  
Page 403

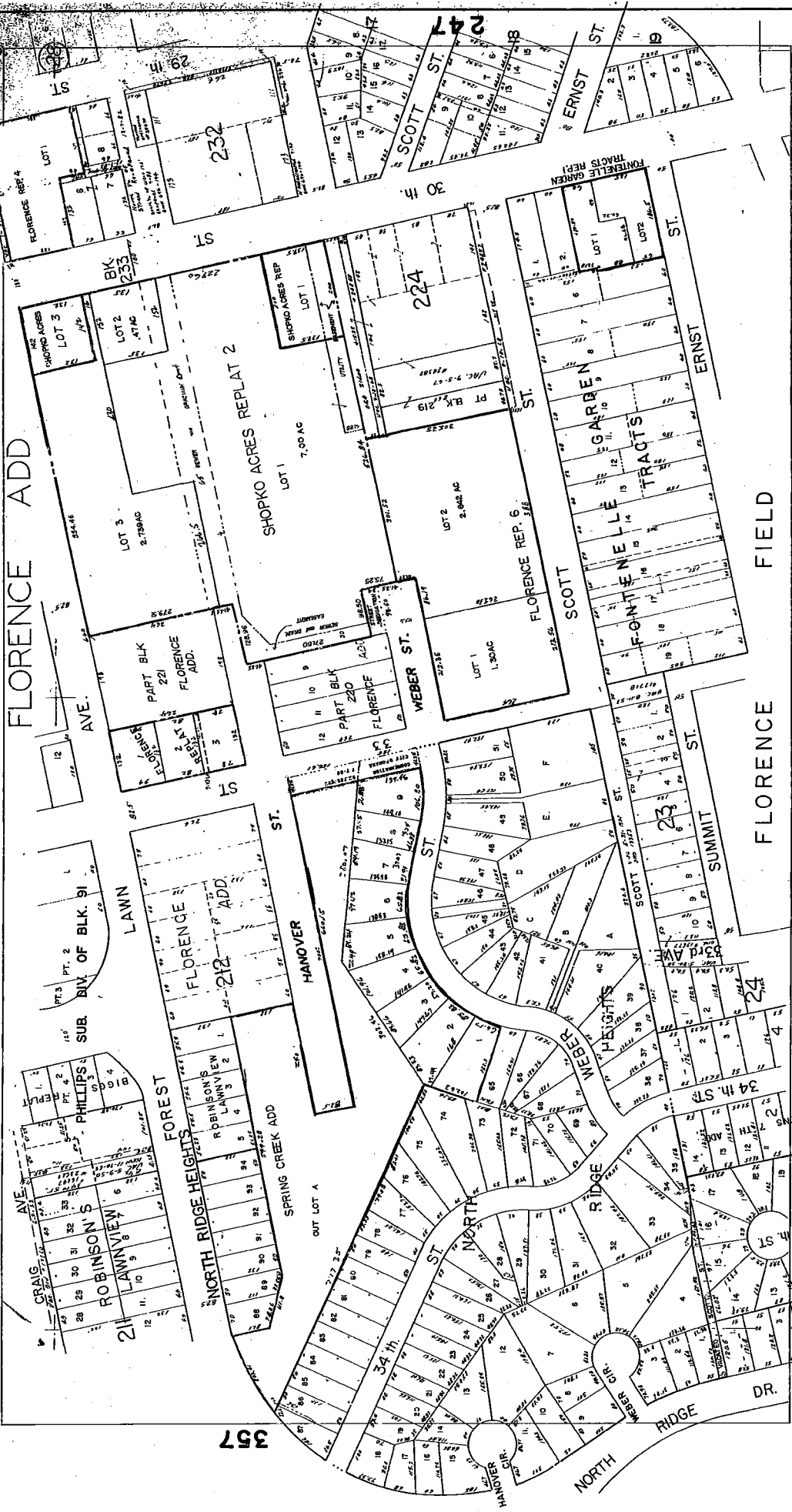
Thomas J. O'Connor  
Register of Deeds

By E. L. Mace Deputy  
MAIL 711 First St. Bk  
N. 60-1447-335  
Comp. 60-1447-335

*10/18/68*

243

250



N 1/2 SW 1/4 SEC. 28-16-13

246

DILLONS 11 TH. ADD.

357