

**STATE OF Nebraska
COUNTY OF Douglas
Project #OPW 52470
File No. 21643-16**

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":

Lot Twenty-one (21), Block One (1), Dillon's Second (2nd) Addition to the city of Omaha, Douglas County, Nebraska.

ADDRESS: **7272 Minne Lusa Boulevard, 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:
- Richard L. Wismont and Debara L. Wismont, husband and wife, as joint tenants with right of survivorship, and not as tenants in common, by virtue of that certain Survivorship Warranty Deed dated December 12, 1977 and recorded December 19, 1977 at Book 1586, Page 219, of the Records of Douglas County, NE.**
- 2.) Unreleased mortgages and liens of record:
- Deed of Trust dated February 21, 2012, recorded February 28, 2012 at Instrument No. 2012-018956, of the Records of Douglas County, NE, executed by Debara Wismont and Richard L. Wismont, wife and husband, in favor of Centris Federal Credit Union, Trustee, and Centris Federal Credit Union, Beneficiary, securing the sum of \$49,500.00 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. 2375-0000-09 for the year 2015 payable in the year 2016 levied in the amount of \$1,813.72, first installment is paid, second installment is paid.

General taxes assessed under Tax Key No. 2375-0000-09 for 2016 due and payable in 2017, levied in the amount of \$1,821.80, 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

KNOW ALL MEN BY THESE PRESENTS, That Timothy L. Croshaw and Denise L. Croshaw, husband and wife

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... herein called the grantor whether one or more,

in consideration of one dollar and other valuable consideration-----

received from grantees, does grant, bargain, sell convey and confirm unto Richard L. Wismont and Debara L. Wismont, husband and wife

as joint tenants with right of survivorship, and not as tenants in common, the following described real property in Douglas County, Nebraska :

Lot Twenty-one (21), Block One (1), Dillon's Second (2nd) Addition to the City of Omaha, Douglas County, Nebraska.

NEBRASKA DOCUMENTARY STAMP TAX DEC 19 1977 \$24.75 BY [Signature]

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

And grantor does hereby covenant with the grantees and with their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seised of said premises; that they are free from encumbrance subject to easements and restrictions of record and pro-ration of current taxes and 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.

It is the intention of all parties hereto that in the event of the death of either of the grantees, the entire fee simple title to the real estate shall vest in the surviving grantee.

Dated December 12, 1977

[Signature] TIMOTHY L. CROSHAW

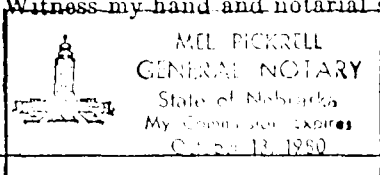
[Signature] DENISE L. CROSHAW

STATE OF NEBRASKA, County of Douglas

Before me, a notary public qualified for said county, personally came Timothy L. Croshaw and Denise L. Croshaw, husband and wife

known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and notarial seal on December 12, 1977



[Signature] Notary Public My commission expires Oct 13, 1980

77 Deed

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