

**STATE OF Nebraska  
COUNTY OF Douglas  
Project #OPW 52470  
File No. 21641-16**

**TITLE CERTIFICATE**

EFFECTIVE DATE: January 26, 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":

**The East 111 feet of Block 232, Florence Addition to the City of Omaha, together with the South 1/2 of vacated Hanover Street adjoining on the North, the West 10 feet of 29th Street, vacated adjoining on the East and on the North 10 feet of Weber Street vacated adjoining on the South as surveyed, platted and recorded in Douglas County, Nebraska, except the Easements and Right-of-Ways.**

ADDRESS: **7420 North 29th 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:  
**Owens & Associates, Inc., by virtue of that certain Warranty Deed dated March 14, 2016 and recorded March 23, 2016 at Instrument No. 2016020503, 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:

**Easement recorded December 19, 1922 in Book 58 at Page 456 of the Records of Douglas County, NE, granted to City of Omaha, over a portion of property described therein.**

**Easements for utilities as reserved in Ordinance No. 29670, recorded February 11, 1982 at Book 666, Page 698, of the Records of Douglas County, NE, above, on and below the surface of the vacated street which comprises a portion of the subject property.**

- 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. 1437 0000 11 for 2016 due and payable in 2017, levied in the amount of \$6,834.38, 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**

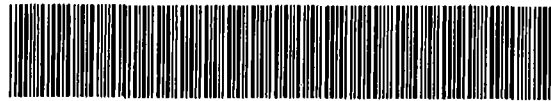
This Title Certificate certifies that TitleCore National, LLC has examined the records of Douglas County, Nebraska, and has set out, as displayed above, filings of instruments, judgments and real estate tax information of the records of the District Court, County Court, U.S. Bankruptcy Court for the 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 31, 2017

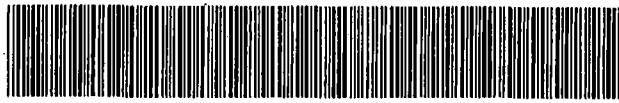
TitleCore National, LLC



Registered Abstractor  
Under Certificate of Authority No. 662



DEED 2016020503



MAR 23 2016 13:38 P 1

Nebr Doc  
Stamp Tax

3-23-16  
Date

\$ 2x05

By *w*

Deed

FEE 10.00 FB 44-12280

BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP MS

DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
3/23/2016 13:38:47.93



2016020503

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that I or We, Joseph B. Owens and Diana L. Owens, husband and wife, joints tenants, herein called the grantor whether one or more, in consideration of \$1.00 and other good and sufficient consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto, Owens & Associates, Inc., herein called the grantee whether one or more, the following described real property in Douglas County, Nebraska:

The East 111 feet of Block 232, Florence Addition to the City of Omaha, together with the South 1/2 of vacated Hanover Street adjoining on the North, the West 10 feet of 29<sup>th</sup> Street, vacated adjoining on the East and on the North 10 feet of Weber Street vacated adjoining on the South as surveyed, platted and recorded in Douglas County, Nebraska except the Easements and Right-of-Ways.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrance; 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.

Dated March 14, 2016.

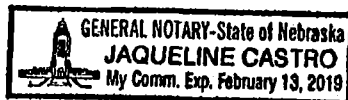
*Joseph B. Owens*  
Joseph B. Owens

*Diana L. Owens*  
Diana L. Owens

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF DOUGLAS    )

The foregoing instrument was acknowledged and sworn to before me on this 14<sup>th</sup> day of March, 2016, by Joseph B. Owens and Diana L. Owens.

**Ret!**  
BUFORD LAW OFFICE  
P.O. BOX 12445  
OMAHA, NE 68112



*Jaqueline Castro*  
Notary Public

18702

12 Joseph B. Owens  
10027 Calhoun Rd  
Omaha NE 68112

RECEIVED

JAN 2 4 21 PM '98



95 44-12280  
FEE 5.00 FB  
BKP 24-1 C/D Y COMP  
DEL SCAN 26 FV

RICHARD H. TAFECCHI  
REGISTRAR OF DEEDS  
DOUGLAS COUNTY, NE

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 1298  
By [Signature]

### JOINT TENANCY WARRANTY DEED

FRANK E. TIERNEY and Ok K. TIERNEY, Husband and Wife, Grantor,  
whether one or more, in consideration of One Dollar and other valuable  
consideration Dollars (\$1.00), receipt of  
which is acknowledged, conveys to Joseph B. Owens and Diana L. Owens, Husband  
and Wife, Grantees,  
as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat.  
§76-201) in Douglas County, Nebraska:

The East 111 feet of Block 232, Florence Addition to the City of  
Omaha, together with the South 1/2 of vacated Hanover Street adjoining  
on the North, the West 10 feet of 29th Street, vacated adjoining on  
the East and the North 10 feet of Weber Street vacated adjoining  
on the South as surveyed, platted and recorded in Douglas County,  
Nebraska except the Easements and Right-of-Ways.

Grantor covenants (jointly and severally, if more than one) with the Grantees that Grantor:

(1) is lawfully seized of such real estate and that it is free from encumbrances subject  
to taxes, special assessments, covenants, easements and  
restrictions.

(2) has legal power and lawful authority to convey the same;  
(3) warrants and will defend the title to the real estate against the lawful claims of all persons.

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

Executed: ~~January 2, 1997~~ December 11, 1997

GENERAL NOTARY State of Nebraska  
THOMAS C. FREBERG  
My Comm. Exp. Nov. 26, 2000

Grantor: [Signature]  
FRANK E. TIERNEY, Husband

[Signature]  
OK K. TIERNEY, Wife

STATE OF NEBRASKA, COUNTY OF Douglas

The foregoing instrument was acknowledged before me on ~~January 2, 1997~~ December 11,  
1997, by Frank E. Tierney and Ok K. Tierney, Husband and Wife

(Grantor)  
[Signature]  
Notary Public

STATE OF NEBRASKA, COUNTY OF \_\_\_\_\_  
Filed for record and entered in Numerical  
Index on \_\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in Deed  
Record \_\_\_\_\_  
Page \_\_\_\_\_  
By: \_\_\_\_\_

County or Deputy County Clerk  
Register of Deeds or Deputy  
Register of Deeds

MISCELLANEOUS RECORD No. 58

1934-NEB. BY OMAHA REG. CO. - OMAHA

State of Nebraska, )  
Douglas County, ) ss.

Entered on Numerical Index and filed for Record in  
the Register of Deeds' Office of said County, the 18th  
day of December, A.D., 1922, at 4:00 o'clock P.M.  
Harry Pearce,  
Register of Deeds.

Compared by W&P.

\*\*\*\*\*

1. GRANT OF  
EASEMENT )

GRANT OF EASEMENT.

Aaron P. Brady )  
to )  
City of Omaha, )

KNOW ALL MEN BY THESE PRESENTS:  
That I, Aaron P. Brady in consideration of One Dollar and other  
valuable consideration in hand paid do hereby grant and convey and  
confirm unto the City of Omaha, and easement and the right to construct and maintain a main  
sewer of such dimensions as the City of Omaha may find and determine to be necessary over, upon  
and through, Block 232 Florence.

This easement is granted upon the expressed condition that if any changes, repairs,  
or alterations are necessary to be made at any time or if any portion of said sewers need to be  
reconstructed after the lots are filled or improved, the City shall make good to the owner or  
owners of such lot or lots as hereinbefore set forth any and all damages that may be done by  
said changes, alterations, repairs or other improvements thereon including drops, vines, gardens  
and lawns, during construction and thereafter.

IN WITNESS WHEREOF, We have hereunto set our hands this 21st day of November, 1922.

In presence of:  
Howard F. Thomas  
Wm. J. Provazink

Aaron P. Brady

APPROVED DEC. 16, 1922  
Dan B. Butler  
Acting Mayor and President of City Council.  
Attest: Claude F. Bossie, City Clerk.

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) ss.

On this 21 day of Nov. A.D. 1922, before me a Notary Public in and for Douglas  
County, personally came to the above named Aaron P. Brady who personally known to me to be the  
identical person whose name is affixed to the above instrument as grantor and he acknowledged  
said instrument to be his voluntary act and deed.

WITNESS my hand and notarial seal the date last aforesaid.

H. M. Primeau  
Notary Public.



State of Nebraska, )  
Douglas County, ) ss.

Entered on Numerical Index and filed for Record in  
the Register of Deeds' Office of said County, the 19th  
day of December, A.D., 1922, at 8:00 o'clock A.M.  
Harry Pearce,  
Register of Deeds.

Compared by R&M

Received Dec 16 1922  
Presented to Council  
Dec. 16, 1922  
Approved  
Claude F. Bossie  
City Clerk

⑤  
Shannon

ORDINANCE NO. 29670

1 AN ORDINANCE vacating Hanover Street from 29th Street to 30th Street; the North-South  
2 Alley between 29th Street and 30th Street from Hanover Street to a point 84± feet  
3 North; the North 10 feet of Weber Street from 29th Street to 30th Street and the  
4 West 10 feet of 29th Street from Weber Street North to a point 84± feet North of  
5 Hanover Street, located in the Southwest Quarter Section 28-16-13 in the City of  
6 Omaha and providing the effective date hereof.

7 WHEREAS, petition representing owners of more than 75 percent of the property abutting  
8 on Hanover Street from 29th Street to 30th Street; the North-South alley between  
9 29th Street and 30th Street from Hanover Street to a point 84± feet North; the North  
10 10 feet of Weber Street from 29th Street to 30th Street and the West 10 feet of 29th  
11 Street from Weber Street North to a point 84± feet North of Hanover Street, located  
12 in the Southwest Quarter Section 28-16-13 has been filed with the City of Omaha;  
13 and,

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

16 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

17 Section 1. That Hanover Street from 29th Street to 30th Street; the South 84± feet  
18 of the North-South Alley between 29th Street and 30th Street from Hanover Street to a  
19 point 84± feet North; the North 10 feet of Weber Street from 29th Street to 30th Street and  
20 the West 10 feet of 29th Street from Weber Street North to a point 84± feet North of  
21 Hanover Street, abutted by Block 232, Lots 7, 8 and the South 18 feet of Lots 5 and 6, Block  
22 233, located in the Southwest Quarter Section of 28-16-13

23 in the City of Omaha, be and hereby is, vacated; the vacating of the property herein  
24 described, and the reversion thereof, pursuant to applicable law, shall be subject to  
25 the conditions and limitations that there is reserved to the City of Omaha the right  
26 to maintain, operate, repair, and renew sewers now existing therein and in the future  
27 to construct, maintain, repair and renew additional or other sewers; also the right to  
28 authorize the Metropolitan Utilities District of the City of Omaha or any other public  
29 utility to construct, maintain, repair or renew and operate now existing or hereafter  
30 installed water mains, pole line, conduits and other similar services or equipment  
31 above, on and below the surface of the ground for the purpose of serving the general  
32 public or abutting property; and the right so reserved shall also include such lateral  
33 connections or branch lines as may be ordered, desired or permitted by the City and  
34 to enter upon the premises to accomplish the above purpose at any and all times. All  
35 vegetation upon the premises, including but not limited to, trees, bushes, and crops,  
36 and all structures upon the premises, including but not limited to, buildings, walls,  
37 fences, drives and walks, may be damaged or removed as necessary in the exercise of  
38 the rights herein reserved without compensation to any person.

1. Section 2. That this Ordinance shall be in full force and take effect fifteen (15) days
2. from and after the date of its passage.

INTRODUCED BY COUNCIL MEMBER

Bernie Simon

APPROVED BY:

Bernie Simon 1/28/82  
MAYOR OF THE CITY OF OMAHA DATE

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.

PASSED JAN 28 1982 6-0

ATTEST:

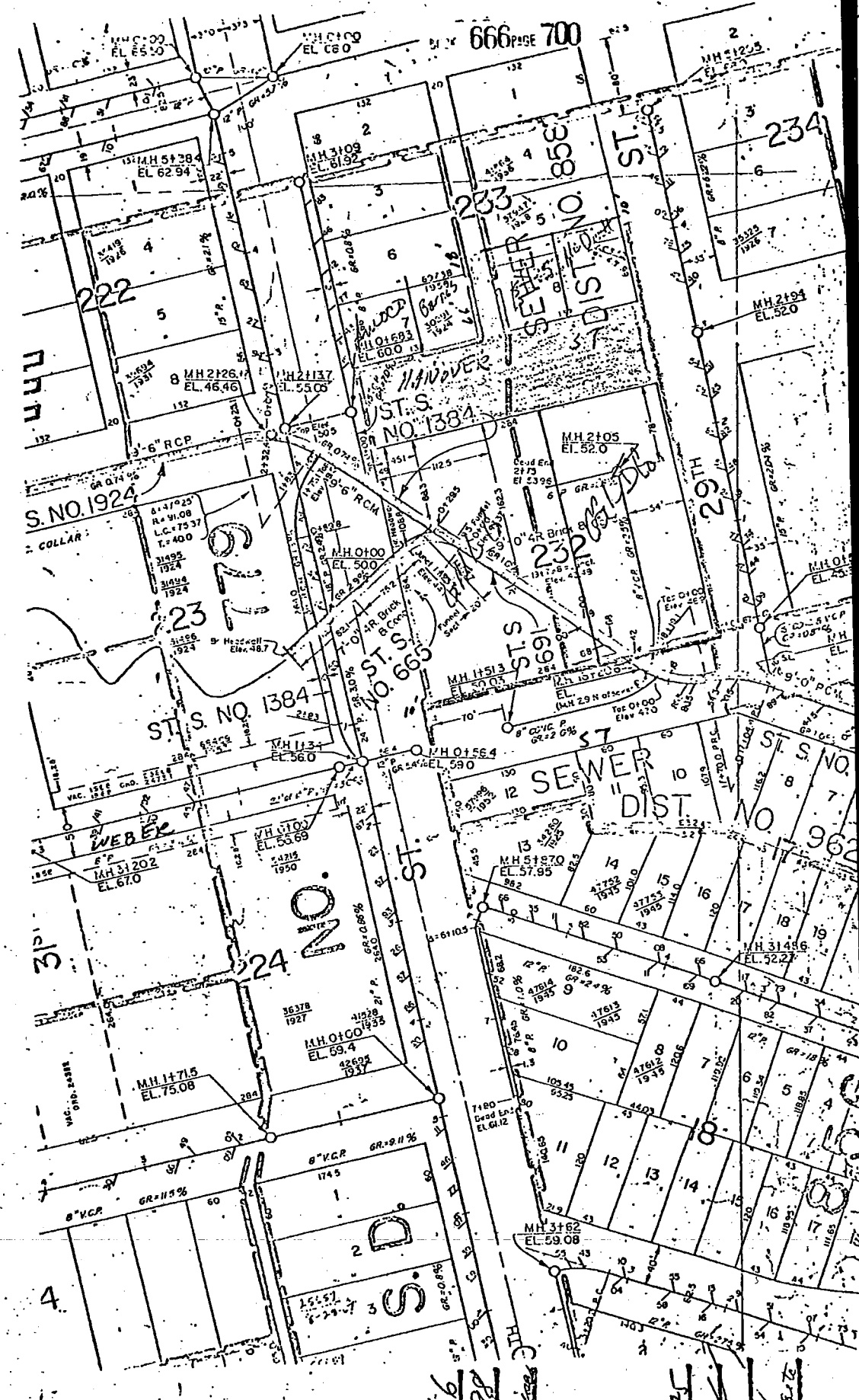
Mary Kelley  
CITY CLERK OF THE CITY OF OMAHA

Mary Kelley  
BY  
CITY CLERK

APPROVED AS TO FORM:

[Signature]  
CITY ATTORNEY

**POOR INSTRUMENT FILED**



S. NO. 1924  
COLLAR

ST. S. NO. 1384

WEBER  
MH 31202  
EL. 67.0

MH 11715  
EL. 75.08

8" V.C.P. GR. 11.5%

8" V.C.P. GR. 9.11%

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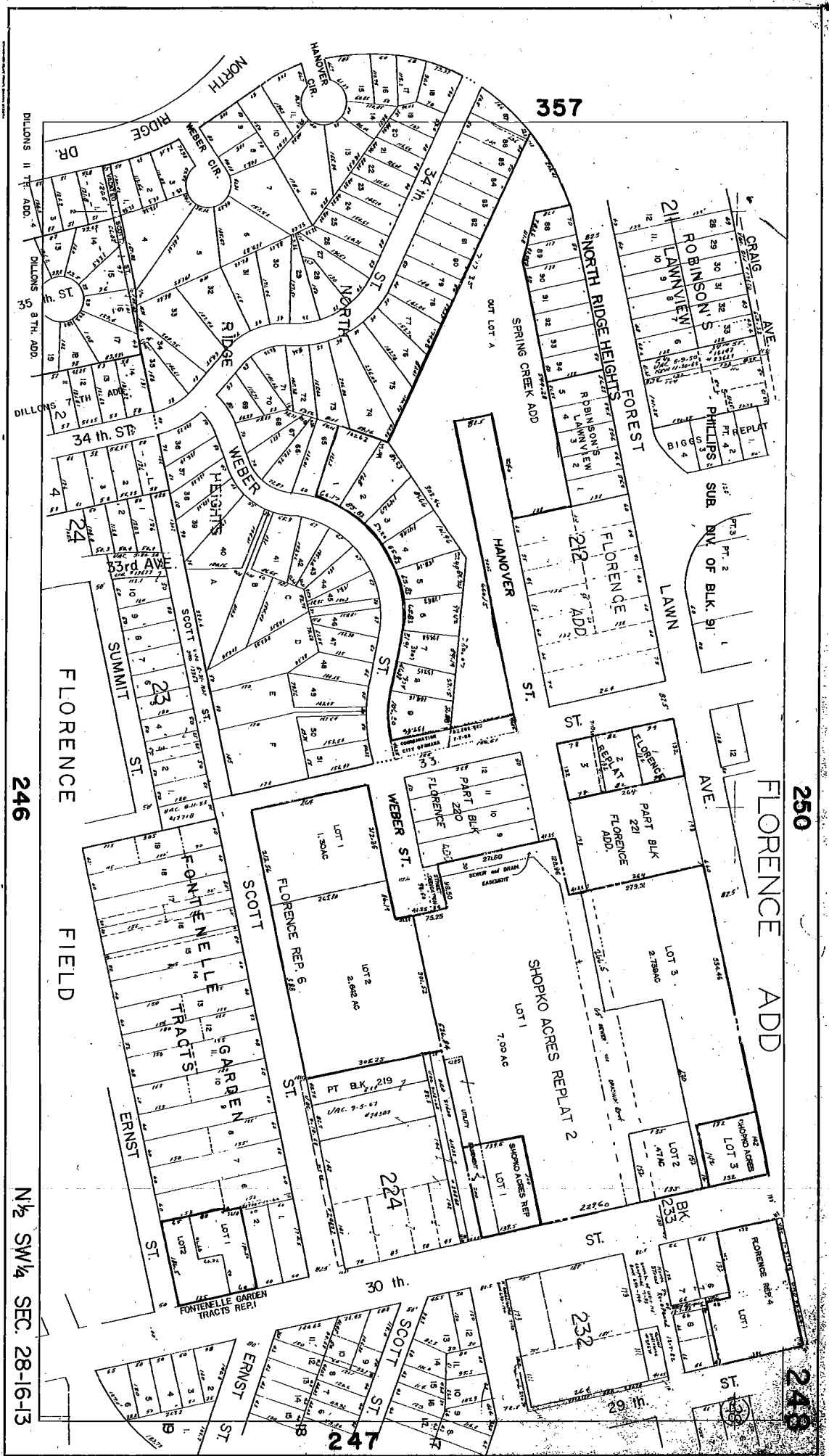
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DOUGLAS COUNTY

666  
699  
1025  
INDEX  
COSTO  
1025  
1025





357

250

FLORENCE ADD

246

FLORENCE FIELD

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

249

247

DILLONS II 7TH ADD. 4  
DILLONS III 8TH ADD. 13  
DILLONS III 9TH ADD. 13

DR

NORTH RIDGE

NORTH

NORTH RIDGE HEIGHTS

FOREST

FLORENCE

WEBER

SCOTT

ERNST

SUMMIT

34th ST

33rd Ave

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30th

30th

30th

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