

**STATE OF Nebraska  
COUNTY OF Douglas  
Project #OPW 52470  
File No. 22272-17**

**TITLE CERTIFICATE**

EFFECTIVE DATE: January 25, 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 18, in Robinson's Lawnview, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.**

ADDRESS: **7601 North 36th 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:  
  
**Kellie A. Witherspoon, by virtue of that certain Warranty Deed, Vesting Entire Title in Survivor dated May 13, 1976 and recorded June 8, 1976 at Book 1546, Page 11, AND by virtue of that certain Quit Claim Deed dated November 22, 1994 at Book 1992, Page 559, of the Records of Douglas County, NE.**
  - 2.) Unreleased mortgages and liens of record:  
  
Deed of Trust dated October 25, 2004, recorded November 10, 2004 at Instrument No. 2004-147355, of the Records of Douglas County, NE, executed by Kellie A. Witherspoon, in favor of Fidelity National Title Insurance Company, Trustee, and Mortgage Electronic Registration Systems, Inc., Beneficiary, solely as nominee for Full Spectrum Lending, Inc., securing the sum of \$63,000.00 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. 2693-0000-21 for the year 2016 payable in the year 2017 are Homestead Exempt.

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: February 1, 2017

TitleCore National, LLC



Registered Abstractor  
Under Certificate of Authority No. 662

Return: Kellie A. Witherspoon  
7601 No 36 St  
Omaha Ne 68112



RECEIVED

Nov 22 2 02 PM '94

GEORGE J. BUGLEWICZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

QUIT CLAIM DEED

THIS INDENTURE, MADE THIS 22 DAY OF November IN  
THE YEAR ONE THOUSAND NINE HUNDRED AND 94, BETWEEN

Mildred L. Kelly Kellie A. Witherspoon

OF THE FIRST PART, AND

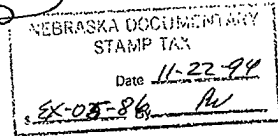
Kellie A. Witherspoon

B 15464  
cost 5.50  
60P-44-33740  
MB

OF THE SECOND PART, WITNESSETH, THAT THE SAID PARTY (PARTIES) OF THE  
FIRST PART IN CONSIDERATION OF THE SUM OF 100 DOLLARS,  
TO (HIS), (HER), (THEM) DULY PAID THE RECEIPT WHEREOF IS HEREBY  
ACKNOWLEDGED HAVE REMISED, RELEASED, AND QUIT-CLAIMED, AND BY THESE  
PRESENTS DO REMISE, RELEASE AND FOREVER QUITCLAIM UNTO THE SAID PARTY,  
(PARTIES) OF THE SECOND PART AND TO HIS, HER OR THEIR HEIRS AND  
ASSIGNS FOREVER, ALL HIS, HER OR THEIR RIGHT, TITLE AND INTEREST IN  
AND TO ALL

Lot #8 of Robinson's Lawnview

SEE NOTES TO CLOSER



TOGETHER WITH ALL AND SINGULAR THE HEREDITAMENTS THEREUNTO BELONGING.  
TO HAVE AND TO HOLD THE ABOVE DESCRIBED PREMISES UNTO THE SAID GRANTEE  
AND TO GRANTEE'S HEIRS AND ASSIGNS FOREVER SO THAT NEITHER THE SAID  
GRANTOR (S), NOR ANY PERSON IN HIS, HER OR THEIR NAME AND BEHALF,  
SHALL OR WILL HEREAFTER CLAIM OR DEMAND ANY RIGHT OR TITLE TO THE SAID  
PREMISES OR ANY PART THEREOF, BUT THEY AND EVERY ONE OF THEM SHALL BY  
THESE PRESENTS BE EXCLUDED AND FOREVER BARRED.

\_\_\_\_\_  
\_\_\_\_\_  
Kellie A. Witherspoon x  
Mildred L. Kelly x

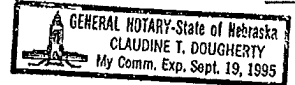
STATE OF Nebr., COUNTY OF Douglas:

BEFORE ME, A NOTARY PUBLIC QUALIFIED FOR SAID COUNTY, PERSONALLY  
CAME Mildred L. Kelly and Kellie A. Witherspoon

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 11.22, 1994.

MY COMMISSION EXPIRES: Sept 19, 1995.



Claudine T. Dougherty

Return: Kellie A. Witherspoon  
 7601 No 38 St.  
 Omaha Ne 68112  
**RECEIVED**



Nov 22 2 00 PM '94

GEORGE J. BUGLEWICZ  
 REGISTER OF DEEDS  
 DOUGLAS COUNTY, NE

B  
 13708 42568 44-  
 FEES SD R FB 33740  
 DEL D/O COMP AB  
 LEGAL PG SCAN 1/1/14

LOT 18 ROBINSON'S LAWNVIEW

OMAHA-DOUGLAS COUNTY HEALTH DEPARTMENT  
 Vital Statistics Section  
**CERTIFICATE OF DEATH**

223508

DECEDENT - NAME 1. <b>Earl James Kelly</b>			SEX 2. <b>male</b>	DATE OF DEATH (Mo., Day, Yr.) 3. <b>October 18, 1984</b>
RACE (e.g., White, Black, American Indian, etc.) (Specify) 4. <b>White</b>		ORIGIN/DESCENT (e.g., Italian, Mexican, German, etc.) (Specify) 5. <b>Irish</b>	AGE - Last Birthday (Yrs.) 6a. <b>66</b>	DATE OF BIRTH (Mo., Day, Yr.) 7. <b>Nov. 8, 1917</b>
CITY AND STATE OF BIRTH (If not in U.S.A., name country) 8. <b>Washington Co., Neb.</b>		CITIZEN OF WHAT COUNTRY 9. <b>U.S.A.</b>	MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (Specify) 10. <b>Married</b>	NAME OF SPOUSE (If wife, give maiden name) 11. <b>Mildred Roberts</b>
SOCIAL SECURITY NUMBER 12. <b>507-8-1538</b>		USUAL OCCUPATION (Give kind of work done during most of working life, even if retired) 13a. <b>Electrician</b>	KIND OF BUSINESS OR INDUSTRY 13b. <b>Metropolitan Utilities</b>	COUNTY OF DEATH 14c. <b>Douglas</b>
CITY, TOWN OR LOCATION OF DEATH 14b. <b>Omaha</b>		INSIDE CITY LIMITS (Specify Yes or No) 14c. <b>yes</b>	HOSPITAL OR OTHER INSTITUTION - Name (If not in either, give street and number) 14d. <b>Clarkson Hospital</b>	IF HOSP. OR INST. indicate DOA, Outpatient/Emer. Inpatient (Specify) 14e. <b>Inpatient</b>
RESIDENCE - STATE 15a. <b>Nebraska</b>	COUNTY 15b. <b>Douglas</b>	CITY, TOWN OR LOCATION 15c. <b>Omaha</b>	STREET AND NUMBER 15d. <b>10308 Calhoun Rd.</b>	INSIDE CITY LIMITS (Specify Yes or No) 15e. <b>No</b>
FATHER - NAME 16. <b>Earl J. Kelly</b>		MOTHER - MAIDEN NAME 17. <b>Rose Dinkens</b>	WAS DECEASED EVER IN U.S. ARMED FORCES? 18. <b>Yes WWII 5/42-10/45</b>	
BURIAL, Cremation, Removal DATE 20a. <b>Burial Oct. 22, 1984</b>		CEMETERY OR CREMATORY - NAME 20c. <b>Hillcrest Memorial PK</b>	LOCATION 20d. <b>Omaha, Nebraska</b>	STATE 20e. <b>Ne. 68112</b>
EMDALTER - SIGNATURE & LICENSE NO. 21. <b>Boyd E. Braman 2148</b>		FUNERAL HOME - NAME AND ADDRESS (STREET OR R.F.D. NO., CITY OR TOWN, STATE, ZIP) 22. <b>Boyd E. Braman Mortuary 1702 North 72nd St. Omaha, Ne 68114</b>	DATE SIGNED (Mo., Day, Yr.) 23a. <b>October 18, 1984</b>	
DATE OF DEATH (Mo., Day, Yr.) 23a. <b>October 18, 1984</b>		HOUR OF DEATH 23b. <b>10-22-84</b>	DATE SIGNED (Mo., Day, Yr.) 24a. <b>10-22-84</b>	HOUR OF DEATH 24b. <b>1:45 P</b>
To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. 23d. (Signature and Title) <b>/s/ Jeffrey Passer, M.D.</b>		On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. 24c. (Signature and Title) <b>/s/ Daniel J. Northrup, M.P.H.</b>	24d. (Signature and Title)	
NAME AND ADDRESS OF CERTIFIER (PHYSICIAN, CORONER'S PHYSICIAN OR COUNTY ATTORNEY) (Type or Print) 25. <b>Jeffrey Passer, M.D., 8300 Dodge #230 Omaha, NE</b>				
26a. (Signature) <b>Daniel J. Northrup, M.P.H.</b>			DATE RECEIVED BY REGISTRAR (Mo., Day, Yr.) 26b. <b>OCT 24 1984</b>	
27. IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b), AND (c)) PART (a) <b>CardioPulmonary failure</b>				Interval between onset and death <b>1 day</b>
DUE TO, OR AS A CONSEQUENCE OF: (b) <b>Respiratory insufficiency</b>				Interval between onset and death <b>3 mo.</b>
DUE TO, OR AS A CONSEQUENCE OF: (c) <b>Ruptured aortic aneurysm with emerg. resection</b>				Interval between onset and death <b>3 mo.</b>
PART OTHER SIGNIFICANT CONDITIONS - Conditions contributing to death but not related II <b>Acute renal failure, COPD, dead colon</b>		PART III. IF FEMALE, WAS THERE A PREGNANCY IN THE PAST 3 MONTHS? Yes <input type="checkbox"/> No <input type="checkbox"/>	AUTOPSY (Specify Yes or No) 28. <b>yes</b>	WAS CASE REFERRED TO MEDICAL EXAMINER OR CORONER (Specify Yes or No) 29.
ACCIDENT, SUICIDE, HOMICIDE, UNDET. OR PENDING INVESTIGATION (Specify) 30a.	DATE OF INJURY (Mo., Day, Yr.) 30b.	HOUR OF INJURY 30c. <b>M</b>	DESCRIBE HOW INJURY OCCURRED 30d.	
INJURY AT WORK (Specify Yes or No) 30e.	PLACE OF INJURY - At home, farm, street, factory, office building, etc. (Specify) 30f.	LOCATION 30g.	STREET OR R.F.D. NO.	CITY OR TOWN STATE

IMPRINTED SEAL  
 REGISTER OF DEEDS

This certifies this document to be a true copy of an original record on file with the Vital Statistics Section of the Douglas County Health Department, Omaha, Nebraska. Certified copies must have a raised seal in the area to the left. Reproductions of this green certificate are not legal copies.

Date issued: **OCT 24 1984**

**Daniel J. Northrup, M.P.H.**  
 (Registrar)

HD. 342 - WARRANTY DEED, VESTING ENTIRE TITLE IN SURVIVOR.

OMAHA PRINTING COMPANY

KNOW ALL MEN BY THESE PRESENTS, That Michael W. Smith and Bessie E. Smith, Husband and Wife,

in consideration of Two Dollars and Other Valuable Consideration (\$2.00) DOLLARS in hand paid, do hereby grant, bargain, sell, convey and confirm unto

Kellie A. Witherspoon, Single; and Earl J. Kelly and Mildred L. Kelly, Husband and Wife,

as JOINT TENANTS, and not as tenants in common; the following described real estate, situate in the County of Douglas and State of Nebraska, to-wit:

Lot Eighteen (18), ROBINSON'S LAWNVIEW, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska

NEBRASKA DOCUMENTARY STAMP TAX JUN 8 1976 \$15.95 BY M.M.

50

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA

DAY OF June 1976 AT 2:26 P.M. C. HAROLD OSTLER, REGISTER OF DEEDS 325-

together with all the tenements, hereditaments, and appurtenances to the same belonging, and all the estate, title, dower, right of homestead, claim or demand whatsoever of the said grantor s, of, in or to the same, or any part thereof, subject to consolidated real estate taxes payable during the year 1976, and all subsequent taxes and assessments hereafter levied and assessed; also subject to easements and agreements of record, if any.

IT BEING THE INTENTION OF ALL PARTIES HERETO, THAT IN THE EVENT OF THE DEATH OF EITHER OF SAID GRANTEEES, THE ENTIRE FEE SIMPLE TITLE TO THE REAL ESTATE DESCRIBED HEREIN SHALL VEST IN THE SURVIVING GRANTEE.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said grantees as JOINT TENANTS, and not as tenants in common, and to their assigns, or to the heirs and assigns of the survivor of them, forever, and we the grantor s named herein for ourselves and our heirs, executors, and administrators, do covenant with the grantees named herein and with their assigns and with the heirs and assigns of the survivor of them, that we are lawfully seized of said premises; that they are free from incumbrance except as stated herein, and that we the said grantor s have good right and lawful authority to sell the same, and that we will and our heirs, executors and administrators shall warrant and defend the same unto the grantees named herein and unto their assigns and unto the heirs and assigns of the survivor of them, forever, against the lawful claims of all persons whomsoever, excluding the exceptions named herein.

IN WITNESS WHEREOF we have hereunto set our hands this 13th day of

May A. D., 1976

Michael W. Smith Michael W. Smith

In presence of

Bessie E. Smith Bessie E. Smith

STATE OF NEBRASKA,

County of Douglas

ss.

On this 13th day of May

A. D. 1976, before me, a Notary Public in and for said County, personally came the above named Michael W. Smith and Bessie E. Smith, Husband and Wife,

who are personally known to me to be the identical person s whose name s are affixed to the above instrument as grantor s, and they have

Robert E. Schumacher GENERAL NOTARY State of Nebraska My Commission Expires October 8, 1978

acknowledged said instrument to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the date last aforesaid.

Robert E. Schumacher Notary Public.

My commission expires on the 8th day of October A. D., 1978