

**STATE OF Nebraska
COUNTY OF Douglas
Project #OPW 52470
File No. 21602-16**

TITLE CERTIFICATE

EFFECTIVE DATE: December 19, 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 21, Robinson's Lawnview, an addition to the city of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska, together with the vacated 16 1/4 feet of Craig Avenue adjoining of the North.

ADDRESS: **7613 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:
- Jeffrey S. Jones and Deborah Anne Jones, husband and wife, by virtue of that certain Warranty Deed dated November 25, 1995 and recorded December 4, 1995 at Book 2019, Page 748, and by virtue of that certain Warranty Deed dated February 27, 1998 and recorded March 23, 1998 at Book 2084, Page 623, 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:

Easements for utilities as reserved in Ordinance No. 17660, recorded June 24, 1953 at Book 279, Page 73, 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. 2696-0000-21 for the year 2015 payable in the year 2016 levied in the amount of \$1,001.94, first installment is paid, second installment is paid.

General taxes assessed under Tax Key No. 2696-0000-21 for 2016 due and payable in 2017, levied in the amount of \$1,006.40, first installment is due and will become delinquent April 1, 2016, 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



RECEIVED

MAR 23 10 04 AM '98

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

WARRANTY DEED

Jeffrey S. Jones and Deborah Hausner, Two Single People
 GRANTOR, WHETHER ONE OR MORE, IN CONSIDERATION OF One Dollar (\$1.00)
 AND OTHER VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY
 ACKNOWLEDGED, CONVEYS TO Jeffrey S. Jones and Deborah Anne Jones
Husband and Wife, GRANTEE, THE FOLLOWING
 DESCRIBED REAL ESTATE IN THE COUNTY OF Douglas
 STATE OF Nebraska

**LOT 21, IN ROBINSON'S LAWNVIEW, AN ADDITION TO THE CITY OF OMAHA,
 AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA,
 TOGETHER WITH THE VACATED 16 1/4 FEET OF CRAIG AVENUE ADJOINING
 ON THE NORTH.**

JSS WAG

GRANTOR COVENANTS (JOINTLY AND SEVERALLY, IF MORE THAN ONE) WITH
 THE GRANTEE THAT GRANTOR:

- (1) IS LAWFULLY SEISED OF SUCH REAL ESTATE AND THAT IT IS FREE FROM ENCUMBRANCES SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS OF RECORD.
- (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.

EXECUTED THIS 27 DAY OF Febr

Jeffrey S. Jones
Deborah Anne Jones

NEBRASKA DOCUMENTARY
 STAMP TAX
 DATE 3-23-98
 BY J

3215 19 98
 44-33740
 FEE \$
 BIRTH CO/O
 DEL SCAN AC FV

STATE OF Nebraska
 COUNTY OF Douglas

FILED BY
 FIRST AMERICAN ELS
 999251

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Febr. 27, 1998 BY _____

MY TERM EXPIRES:

Patricia C. Billotte
 NOTARY
 Return to:
 Jeffrey and Deborah Jones
 7613 No. 36th St.
 Omaha, NE 68112



Return to:
Jeffrey S. Jones
7613 North 36th Street
Omaha, NE 68112

96100871



RECEIVED

Dec 4 9 42 AM '95

GEORGE J. GUGLIEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY

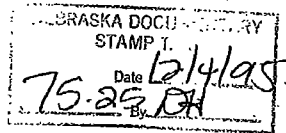
FEE 5.50 R 4250873 44-33746
DEL. C/O [initials]
LEGAL PG SCAN [initials]

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I or WE, Mark S. Wulff and Jennifer L. Wulff, husband and wife, as joint tenants

herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto Jeffrey S. Jones, a single person and Deborah Hausner, a single person, as joint tenants herein called the grantee whether one or more, the following described real property:

Lot 21, in Robinsons Lawnview, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, together with the vacated 16 1/4 feet of Craig Avenue adjoining on the North.



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 encumbrances 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 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: November 25, 1995

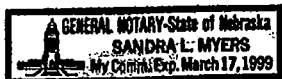
Mark S. Wulff
Mark S. Wulff

Jenny Wulff
Jenny Wulff

STATE OF Nebraska

COUNTY OF Douglas

The foregoing instrument was acknowledged before me on this 25 day of November, 1995 by Mark S. Wulff and Jennifer L. Wulff, husband and wife, as joint tenants



Sandra L. Myers
Notary Public

My Commission Expires: March 17, 1999

Tue, Nov 14, 1995, 5:12 PM

DEC 01 1995

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ORDINANCE NO. 17660

An Ordinance vacating North and South 16 1/2 feet of Craig Avenue, North Ridge Drive to 36th Street; also North and South 16 1/2 feet of Sheffield Street from 34 Street to 36 Street; also the East and West 16 1/2 ft. of 34 Street from Craig Avenue to Sheffield Street. in the City of Omaha.

WHEREAS, Petition representing owners of more than 75 per cent of the property abutting on North and South 16 1/2 feet of Craig Avenue, North Ridge Drive to 36 Street; also North and South 16 1/2 feet of Sheffield Street from 34 Street to 36 Street; also the East and West 16 1/2 feet of 34 Street Street from Craig Avenue to Sheffield Street. has heretofore 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 the vacating of said property above described;

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

Section 1. That North and South 16 1/2 feet of Craig Avenue, North Ridge Drive to 36 Street; also North and South 16 1/2 feet of Sheffield Street from 34 Street to 36 Street; also the East & West 16 1/2 feet of 34 Street from Craig Avenue to Sheffield Street.

in the City of Omaha be, and is hereby, vacated; the vacating of the property herein described, and the reversion thereof, shall be subject to the condition and limitatic 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; and also the right to authorize the Metropolitan Utilities District of the City of Omaha or any other public utility to construct, maintain, repair and renew and operate now existing or hereafter installed water mains, pole lines, conduits and other similar services on 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 fifteen days from and after its passage.

INTRODUCED BY:

W. E. Hinchey
COMMISSIONER

Walter X. Spellman
ACTING MAYOR AND PRESIDENT OF CITY COUNCIL

APPROVED AS TO FORM:

Edward J. Fitzgerald
CITY ATTORNEY

PASSED: June 9, 1953

ATTEST:

M. J. Dineen, Jr.
CITY CLERK

I hereby certify that this ordinance is a correct copy of the ordinance as passed on the 9th day of June, 1953.

M. J. Dineen, Jr.
CITY CLERK



14
24 June 1953 2:06 P
6.75