

**STATE OF Nebraska
COUNTY OF Douglas
Project #OPW 52470
File No. 21486-16**

TITLE CERTIFICATE

EFFECTIVE DATE: December 15, 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":

South 72 feet of East 50 feet of Lot 16 and South 72 feet West 54 feet of Lot 17, Block 93, Florence, an addition to the city of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska together with the North 11 1/4 feet of vacated Craig Street adjoining on the South.

ADDRESS: 7703 North Ridge Drive, 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:

Kay L. Chaumont, by virtue of that certain Warranty Deed dated July 2, 1998 and recorded July 14, 1998 at Book 2095, Page 144, of the Records of Douglas County, NE.

2.) Unreleased mortgages and liens of record:

Deed of Trust dated May 25, 2006, recorded June 5, 2006 at Instrument No. 2006062384, of the Records of Douglas County, NE, executed by Kay L. Chaumont, a single person, in favor of American National Bank, Trustee, and American National Bank, Beneficiary, securing the sum of \$75,500.00 and any other amounts payable under the terms thereof.

Assigned to Wells Fargo Bank, N.A. by Assignment of Deed of Trust dated May 25, 2006, recorded June 5, 2006 at Instrument No. 2006062385 of the Records of Douglas County, NE.

Deed of Trust (With Future Advance Clause) dated January 11, 2008, recorded February 19, 2008 at Instrument No. 2008015519, of the Records of Douglas County, NE, executed by Kay L. Chaumont, a single person, in favor of First National Bank of Omaha, Trustee, and First National Bank of Omaha, Beneficiary, securing the sum of \$16,000.00 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:

Easements for utilities as reserved in Ordinance No. 21190, recorded March 3, 1960 at Book 351, Page 236, 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.

Easements for utilities as reserved in Ordinance No. 380, recorded December 27, 1916 at Book 37, Page 215, of the Records of Douglas County, NE, above, on and below the surface of the vacated street and alley 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. 0573 0000 11 for 2016 due and payable in 2017, partially exempt and levied in the amount of \$973.62, first installment is due and will become delinquent April 1, 2017, second installment is due and will become delinquent August 1, 2017.

2015 taxes due and payable in 2016, partially exempt and levied in the amount of \$966.98,

first installment is paid, second installment is paid.

Special Assessments:
NONE

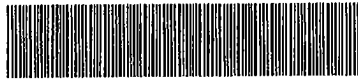
This Title Certificate certifies that TitleCore National, LLC has examined the records of Douglas County, Nebraska, and has set out, as displayed above, filings of instruments, judgments and real estate tax information of the records of the District Court, County Court, U.S. Bankruptcy Court for the 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 23, 2016

TitleCore National, LLC

A handwritten signature in black ink, appearing to be "K. R. W. A. S.", written over a horizontal line.

Registered Abstractor
Under Certificate of Authority No. 662



2095 144 DEED



09352 98 144-

RECEIVED

JUL 14 2 13 PM '98

RICHARD H. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

WARRANTY DEED

9815009145
29
ATI
KNOW ALL MEN BY THESE PRESENTS THAT I or WE, DONALD W. EVANS and ROSE M. EVANS, 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 KAY L. CHAUMONT

herein called the grantee,
whether one or more, the following described real property in Douglas County, NE

SOUTH 72 FEET OF EAST 50 FEET OF LOT 16 AND SOUTH 72 FEET WEST 54 FEET OF LOT 17, BLOCK 93, FLORENCE, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA TOGETHER WITH THE NORTH 11 1/4 FEET OF VACATED CRAIG STREET ADJOINING ON THE SOUTH

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.

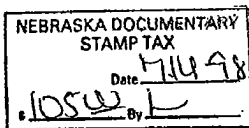
And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrances except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to the date hereof; 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 claim of all persons whomsoever.

Dated: 7-2-98

9352 44-12280
FEE 2.00 FB
BK 54-1 C/O COMP
DEL SCAN FV

Donald W. Evans
DONALD W. EVANS

Rose M. Evans
ROSE M. EVANS



STATE OF NEBRASKA)
COUNTY OF DOUGLAS) ss.

The foregoing instrument was acknowledged before me this 2nd day of July, 1998 by DONALD W. EVANS and ROSE M. EVANS, husband and wife as joint tenants



Janice K. Schaefer
Notary Public

F-15-2000
My Commission Expires

9815009145-3010

Columbus Federal Savings Bank
P.O. Box 45949
Omaha, NE 68145-0949