

STATE OF Nebraska
COUNTY OF Douglas
Project #OPW 52470
File No. 21616-16

TITLE CERTIFICATE

EFFECTIVE DATE: January 11, 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 1 Florence Home Addition an administrative subdivision of Lot 6 and 7 except the east 50 feet Block 82 Florence, as platted, surveyed, and recorded in Douglas County, Nebraska.

ADDRESS: **7705 North 30th 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:

Midwest Geriatrics, Inc., by virtue of that certain Warranty Deed dated March 21, 1996 and recorded April 1, 1996 at Book 2028, Page 522, 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:

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. 2399-0150-11 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: January 17, 2017

TitleCore National, LLC

A handwritten signature in black ink, appearing to be 'K. R. ...' with a stylized flourish at the end.

Registered Abstracter
Under Certificate of Authority No. 662

Return to:
Midwest Geriatrics, Inc.
7915 N. 30th St
Omaha, Ne 68112

RECEIVED

APR 1 1 18 PM '96

GEORGE J. GOLLOBIT
REGISTER OF DEEDS
DOUGLAS COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I or WE, Karen Fus and Dennis A. Fus, wife and husband, Georgia Barker and Joseph Barker, III, wife and husband, and Joseph Barker, III, as Attorney-in-fact for Debbie L'Heureux a/k/a Debra K. L'Heureux** 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 Midwest Geriatrics, Inc.

herein called the grantee whether one or more, the following described real property:

200 feet
The West 82 of Lot 7, Block 82, in the City of Florence, now the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

411 Florence Home

** and Joseph Barker, III, as Attorney-in-fact for Gerald J. L'Heureux, wife and husband.

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: 3-21-96

Karen Fus Dennis A. Fus
Karen Fus Dennis A. Fus

Georgia Barker Joseph Barker, III
Georgia Barker Joseph Barker, III

Debbie L'Heureux a/k/a Debra K. L'Heureux by Joseph Barker, III, Atty-in-fact

Gerald J. L'Heureux by Joseph Barker, III, Atty-in-fact

NELR DOC STAMP TAX
Date 4-1-96
\$54.25 By AD

STATE OF Nebraska

COUNTY OF Douglas

03535 44-12280
550 24-1
DEL. C/O COMP
LEGAL PG. SCAN WV

The foregoing instrument was acknowledged before me on this 21 day of March, 1996 by

Karen Fus and Dennis A. Fus, wife and husband, Georgia Barker and Joseph Barker, III, wife and husband, and Joseph Barker, III, as Attorney-in-fact for Debbie L'Heureux a/k/a Debra K. L'Heureux and Gerald J. L'Heureux by Joseph Barker, III, Atty-in-fact, wife and husband.

Notary Public

My Commission Expires:

GENERAL NOTARY State of Nebraska
JEFFREY J. GOLLOBIT
My Comm. Exp. July 1, 1997

Sun, Mar 17, 1996, 1:09 PM
96020147

MAR 29 1996

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

Return to:
Midwest Geriatrics, Inc.
7905 North 30th Street
Omaha, NE. 68112



RECEIVED

MAR 5 4 01 PM '96

GEORGE J. WILSON
REGISTERED
DOUGLAS COUNTY

NELR DOC STAMP TAX
Date 25 96
\$ 140.00 By GD

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I or WE, Georgia Mae Ruge, n/k/a Georgia Ruge Barker and Joseph Barker, III, wife and husband, Joseph Barker, III, as Attorney in Fact for Debra Kay Erpelding n/k/a Debra K. L'Heureux and Joseph Barker, III, as Attorney in Fact** 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 Midwest Geriatrics, Inc.

herein called the grantee whether one or more, the following described real property:

Lot 6, Block 82, Florence, now part of the city of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska.

It 1 Florence Home

02351 44-1280
R 247 F
C/O MS
PG SCAN

** for Gerald J. L'Heureux, wife and husband, and Karen Ellen Fus and Dennis A. Fus, wife and husband.

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: 2/24/96
Georgia Mae Ruge, n/k/a Georgia Ruge Barker

Joseph Barker, III

Debra Kay Erpelding, n/k/a Debra K. L'Heureux by Joseph Barker, III, Atty in Fact

Gerald J. L'Heureux by Joseph Barker, III, Atty in Fact

Karen Ellen Fus

Dennis A. Fus

STATE OF Nebraska

COUNTY OF Douglas

The foregoing instrument was acknowledged before me on this 24 day of February, 1996 by Georgia Mae Ruge, n/k/a Georgia Ruge Barker and Joseph Barker, III, wife and husband, Debra Kay Erpelding n/k/a Debra K. L'Heureux by Joseph Barker, III, Atty in Fact, and Gerald J. L'Heureux by Joseph Barker, III, Atty in Fact, wife and husband, and Karen Ellen Fus and Dennis A. Fus, wife and husband.

GENERAL NOTARY-STATE of Nebraska
DOUGLAS WILLIAM RUGE II
My Comm. Exp. Dec. 9, 1998

Douglas William Ruge II
Notary Public
My Commission Expires: Dec 9, 1998



1250 300 MISC



07461 98 300-302

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

98 JUN -3 PM 4: 04

RECEIVED

THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

7461 J
 FEE 6.00 FB 44-12280 (old)
 BAP _____ CO _____ COMP _____
 DEL _____ SCAN dc FY _____

Project No. 981147

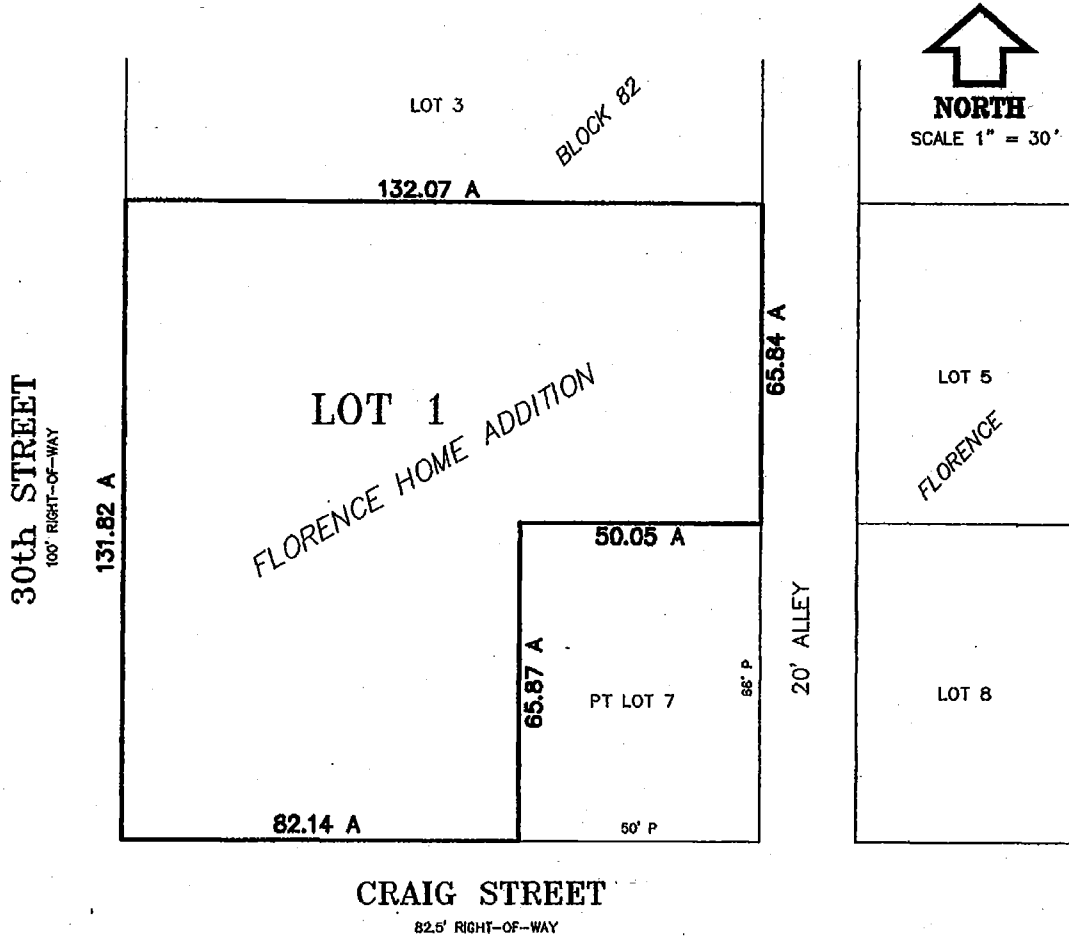
30th AND CRAIG STREETS
Location FLORENCE

ADMINISTRATIVE SUBDIVISION

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat, map, survey, or report was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

LEGAL DESCRIPTION: LOT 1, FLORENCE HOME ADDITION
LOT 6 AND ALL OF LOT 7, EXCEPT THE EAST 50 FEET THEREOF, BLOCK 82, FLORENCE,
AS PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.



PLANNING DIRECTOR APPROVAL

Approved as a subdivision of only two (2) lots with plat requirement waived per Section 7.08 Home Rule Charter of the City of Omaha, 1956. This subdivision approval is void unless filed and recorded with the County Register of Deeds within thirty (30) days of this date.

5/29/98
Date
[Signature]
Planning Director

COUNTY TREASURER APPROVAL

This is to certify that I find no regular or special taxes due or delinquent against the property as described in the Surveyor's Certificate and as shown by the records of this office.

5-22-98
Date
[Signature]
County Treasurer

LEGEND:

- C.T.P. - CRIMPED TOP PIPE
- O.T.P. - OPEN TOP PIPE
- - FOUND SURVEY POINT
- △ - SET SURVEY POINT
- P - PLAT DISTANCE
- A - ACTUAL DISTANCE
- R - RECORDED DISTANCE

Date: 5/12/98

**EHRHART
GRIFFIN &
ASSOCIATES**

[Signature]
Larry A. Van Fleet
ENGINEERING PLANNING LAND SURVEYING



3915 Cumings Street • Omaha, Nebraska 68131 • 402 / 551-0631

3368

OWNER'S CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: That the undersigned are owner's of the property as described in the surveyors's certificate and embraced within this plat, and have caused said land to be subdivided into lots as shown on this plat.

* Steven L. Men 06/03/98
Owner President Date _____ Owner _____ Date _____

ACKNOWLEDGEMENT BY CORPORATION

State of Nebraska)
) s.s
County of Douglas)

On this 3rd day of June, 19 98, before me, the undersigned, a Notary Public in and for said county, personally came Steven L. Men, president of the Midwest Structures Inc. Subdivision Company, a corporation, to be personally known to be president and identical person whose name is affixed to the above Administrative and he/she acknowledged the execution thereof to be his/her voluntary act and deed as such officer, and the voluntary act and deed of said corporation.

Witness my hand and notarial seal at Omaha NE, in said county, the day and year last above written.



Deborah K. Milton
Notary Public

MORTGAGE RELEASE: That _____ Mortgage(s) under Mortgage dated _____ day of _____, 19 _____, recorded at _____ Book No. _____, Page No. _____, Mortgage Records, Douglas County, Nebraska covering _____ foot of land above described hereby consent to and approve of plat and release from said mortgage the _____ without prejudice to the lien of mortgage on the remaining real estate.

Mortgagee

3368