

**STATE OF Unknown
COUNTY OF Douglas
Project #OPW 52470
File No. 21593-16**

TITLE CERTIFICATE

EFFECTIVE DATE: December 28, 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":

Block 200, in Florence, an Addition to the City of Omaha, except the triangular tract North 83 feet of the West 125 feet and that part of 40th Street, and part of Wilsons and Mossmans Florence Addition, and five tracts of land 59 feet by 120 feet each, together with 1/2 vacated Hanover Street, as surveyed, platted and recorded in Douglas County, Nebraska, and except that part deeded in Warranty Deed recorded November 16, 2005 at Instrument No. 2005145120.

ADDRESS: **None assigned**

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:

Gerald H. Zulfer and Janet R. Zulfer, Co-Trustees of the Gerald H. Zulfer and Janet R. Zulfer Trust dated May 11, 2009, by virtue of that certain Warranty Deed dated May 11, 2009 and recorded May 20, 2009 at Instrument No. 2009050928, of the Records of Douglas County, NE.

NOTE: Spouse of Gerald H. Zulfer was not a grantor on said Warranty Deed.

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 May 13, 1963 in Book 397 at Page 162 of the Records of Douglas County, NE, over a portion of property described therein.

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. 1348 0007 11 for 2016 due and payable in 2017, levied in the amount of \$36.48, 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, levied in the amount of \$36.32, first installment is paid, second installment is paid.

Special Assessments:

NONE

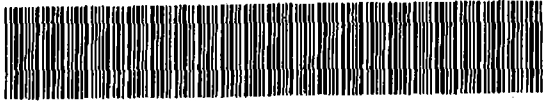
This Title Certificate certifies that TitleCore National, LLC has examined the records of Douglas County, Unknown, and has set out, as displayed above, filings of instruments, judgments and real estate tax information of the records of the District Court, County Court, U.S. Bankruptcy Court for the District of Unknown and Register of Deeds, that may affect the title or Grantee(s), within the defined scope and parameters of this Title Certificate.

Issued: January 5, 2017

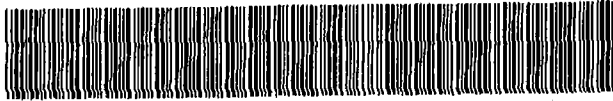
TitleCore National, LLC



Registered Abstractor
Under Certificate of Authority No. 662



DEED 2009050928



MAY 20 2009 13:55 P 1

Nebr Doc Stamp Tax
5.20 09
Date
\$EX4
By LC

Deed
 5.50 44-12280
 K SHP _____ CO _____ COMP *e*
 DE _____ S _____ 17 _____

Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 5/20/2009 13:55:47.44



2009050928

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that I or We, Gerald H. Zulfer, a married person, 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 Gerald H. Zulfer and Janet R. Zulfer, Co-Trustees of the Gerald H. Zulfer and Janet R. Zulfer Trust dated May 11, 2009, herein called the grantee whether one or more, the following described real property in Douglas County, Nebraska:

Block Two Hundred (200), in Florence, an Addition to the City of Omaha, Except the triangular tract North Eighty-three Feet (83') of the West One Hundred Twenty-five Feet (125') and that part of 40th Street, and part of Wilsons and Mossmans Florence Addition, and Five (5) tracts of land Fifty-Nine Feet by One Hundred Twenty Feet (59' X 120') each, together with one-half (1/2) vacated Hanover Street, as surveyed, platted and recorded in Douglas County, Nebraska, ~~And Except that part Deeded out in Instrument Number 2005145120~~

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 May 11, 2009.

Gerald H. Zulfer

 Gerald H. Zulfer

Janet R. Zulfer

 Janet R. Zulfer, spouse of Gerald H. Zulfer

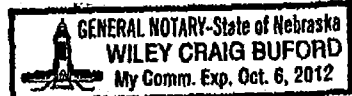
STATE OF NEBRASKA)
) ss.
 COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged and sworn to before me on this 11th day of May, 2009, by Gerald H. Zulfer and Janet R. Zulfer.

Wiley Craig Buford

 Notary Public

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



✓ u773



DEED 2005145120



NOV 16 2005 10:22 P 2

Nebr Doc
Stamp Tax
11/16/05
Date
\$ 2.25
By JB

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
11/16/2005 10:22:43.97



2005145120

WARRANTY DEED

KNOW ALL MEN by these presents that, Gerald Zulfer, a married person, 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 Patricia A. Whetstone, a single person, herein called the grantee whether one or more, the following described real property in Douglas County, Nebraska:

SEE LEGAL DESCRIPTION ATTACHED

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 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 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: 10-26-05

Gerald Zulfer
Gerald Zulfer
Janet R. Zulfer
Janet R. Zulfer

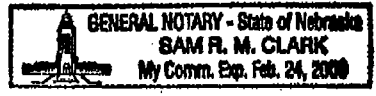
STATE OF Nebraska
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 26 day of Oct, 05 by Gerald Zulfer, AND JANET R. ZULFER.

Notary Public, State and County aforesaid

Sam R. M. Clark
Notary Signature

My commission expires:
2/24/09



Deed
B $\frac{2}{1}$

FEE 10.50 FB 44-12280
BKP _____ C/O _____ COMP JB per Assessors.
DEL _____ SCAN _____ FV _____

✓ 13146

LEGAL DESCRIPTION

PARCEL "A"

A PARCEL OF LAND LOCATED IN DOUGLAS COUNTY, NEBRASKA, BEING PART OF ~~LOT~~ ^{BLOCK} 200, ORIGINAL FLORENCE PLAT, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT, WHICH IS THE NORTHWEST CORNER OF LOT 28, WILSON AND MOSSMANS FLORENCE ADDITION; THENCE S 81° 32' 20" W A DISTANCE OF 124.7' TO A POINT ON THE EAST ROW LINE OF 40th STREET; THENCE S 00° 12' E ALONG THE EAST ROW LINE OF SAID 40th STREET A DISTANCE OF 42.64' TO A POINT ON THE NORTH ROW LINE OF VACATED HANOVER STREET; THENCE N 78° 52' 35" E ALONG SAID NORTH ROW LINE OF VACATED HANOVER STREET A DISTANCE OF 125.68' TO A POINT ON THE WEST LINE SAID LOT 28; THENCE N 00° 12' W ALONG SAID WEST LINE OF LOT 28 A DISTANCE OF 36.74' TO THE POINT OF BEGINNING, CONTAINING 0.11 AC. MORE OR LESS.

PARCEL 'B'

A PARCEL OF LAND LOCATED IN DOUGLAS COUNTY, NEBRASKA BEING PART OF VACATED HANOVER STREET AS PLATTED, AND DEDICATED AS PART OF ORIGINAL FLORENCE PLAT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF LOT 28, WILSON AND MOSSMANS FLORENCE ADDITION, WHICH POINT IS 36.74' SOUTH OF THE NORTHWEST CORNER OF SAID LOT 28; THENCE S 78° 52' 35" W A DISTANCE OF 125.68' TO A POINT ON THE EAST LINE OF 40TH STREET; THENCE S 00° 12' E ALONG SAID EAST ROW LINE OF 40TH STREET A DISTANCE OF 42.01'; THENCE N 78° 52' 35" E ALONG THE CENTERLINE OF SAID VACATED HANOVER STREET A DISTANCE OF 125.68' TO A POINT ON THE WEST LINE OF LOT 27, SAID WILSON AND MOSSMANS FLORENCE ADDITION; THENCE N 00° 12' W ALONG THE WEST LINE OF SAID LOTS 27 AND 28 A DISTANCE OF 42.01' TO THE POINT OF BEGINNING, CONTAINING 0.12 AC. MORE OR LESS.

LAND REUTILIZATION COMMISSION OF DOUGLAS COUNTY THE LAW BUILDING 500 SO. 18th ST., SUITE 100 OMAHA, NE 68102

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LAND REUTILIZATION COMMISSION OF THE COUNTY OF DOUGLAS, NEBRASKA ("Grantor"), in consideration of the sum of TWO THOUSAND TWENTY FIVE DOLLARS AND NO/100----- DOLLARS,

in hand paid by GERALD H. ZULFER DOUGLAS of _____ County and State of Nebraska, does hereby specially Grant, Bargain, Sell and Convey unto the said Grantee the following described premises, situated in the County of Douglas and State of Nebraska, to wit:

BLOCK TWO HUNDRED (200), IN FLORENCE, AN ADDITION TO THE CITY OF OMAHA, EXCEPT THE TRIANGULAR TRACT NORTH EIGHTY THREE FEET (83') OF THE WEST ONE HUNDRED TWENTY FIVE FEET (125') AND THAT PART OF 40TH STREET, AND PART OF WILSONS AND MOSSMANS FLORENCE ADDITION, AND FIVE (5) TRACTS OF LAND FIFTY NINE FEET BY ONE HUNDRED TWENTY FEET (59' X 120') EACH, TOGETHER WITH ONE HALF (1/2) VACATED HANOVER STREET, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA;

7712 N 36 St 68112

CASH 95336 BK 1956 R 24-1 FB 44-12280 TYPE Deal PG 667 C/OY COMP 4/ SCAN K/V FEE 5.00 OF Deal LEGL PG MC FV

NEBR DOC STAMP TAX 2-80 Date 8-2-93 \$ 5.00 By DS

the selling price represents a consideration equal to or in excess of two-thirds of the appraised value together with all the tenements, hereditaments, and appurtenances thereunto belonging, and all the estate, right, title, interest, claim or demand whatsoever of the said Grantor, of, in, or to the same, or any part thereof.

TO HAVE AND TO HOLD the above described premises unto the said Grantee forever; and the said Grantor hereby specially covenants that said premises are free and clear of all liens and encumbrances subject to rights of way, easements and covenants thereon and subject to all rights of redemption provided by law or the Constitution of the State of Nebraska and it does hereby covenant to SPECIALLY WARRANT AND DEFEND the said premises against the lawful claims and demands of all persons claiming by, through, or under it, and against no other claims or demand.

IN WITNESS WHEREOF Grantor has hereunto set its hand this 29TH day of JULY, A.D., 19 93.

RECEIVED AUG 2 3 53 PM '93 GEORGE W. SHANHEWICZ REGISTER OF DEEDS DOUGLAS COUNTY, NE

LAND REUTILIZATION COMMISSION OF THE COUNTY OF DOUGLAS, NEBRASKA

By Brenda J. Council Chairman or Vice Chairman

Attest:

Charles W. He... Secretary



STATE OF NEBRASKA)) ss. COUNTY OF DOUGLAS)

On this 30th day of July, A.D., 19 93, before me, a Notary Public in and for said County, personally came the above named Grantor who is personally known to me to be the identical person whose name is affixed to the above instrument as Grantor and he acknowledges said instrument to be his voluntary act and deed.

WITNESS my hand and Notarial Seal the date last aforesaid.



Sandra L. Moses Notary Public

My commission expires on the 29th day of July, A.D., 19 96.

CARL C. WILSON and DAVID H. BOWMAN, Grantors, for a valuable and LOTHROP REALTY COMPANY, a Nebraska Corporation, consideration hereby grant to SANITARY & IMPROVEMENT DISTRICT NO.

103, a public Corporation in Douglas County, Nebraska, Grantee, its privies, successors and assigns a perpetual license and easement over, under and upon the following described property:

A strip of land 30 feet wide approximately beginning on the east line of 40th Street at a point 171 feet south of the northwest corner of Block 200 Florence; thence north 56° east a distance of 75 feet; thence north 40° east 197 feet; thence north $71^{\circ} 31'$ east 90 feet approximately to the south line of Forest Lawn Avenue; thence 148 feet along the south line of Forest Lawn Avenue; thence south 76° east 90 feet; thence north $62^{\circ} 30'$ 129 feet; thence south $82^{\circ} 30'$ east 208 feet; thence north 86° east 272 feet; thence south $83^{\circ} 30'$ 197 feet; thence north 84° east 90 feet approximately to the southwest line of Forest Lawn Avenue to a point located 249.6 feet southeast of the northwest corner of Block 205 Florence; thence 53 feet along the southwest line of Forest Lawn Avenue in southeasterly direction; thence south 84° west 137 feet; thence north $83^{\circ} 30'$ west 198 feet; thence south 86° west 272 feet; thence north $82^{\circ} 30'$ west 200 feet; thence south $62^{\circ} 30'$ west 133 feet; thence north 76° west 133 feet; thence south $71^{\circ} 30'$ west 184 feet; thence south 40° west 194 feet; thence south 56° west 98 feet approximately to the east line of 40th Street; thence 36.3 feet north along the east line of 40th Street to the point of beginning,

such easement being for the purpose of entering upon said real estate as above described to construct, use, maintain, repair, replace and renew sanitary sewer main or mains as may be necessary for the proper operation of same.

Grantors further grant to Grantee a temporary easement for construction accommodations only, ten (10) feet on both sides of the above-described thirty (30) foot strip only during construction of said sanitary sewer main, and this temporary easement to cease upon completion of such construction.

That Grantee covenants and agrees with Grantors that any and all damage done to crops, fences or other structures located upon the

