

LONGVIEW ESTATES:

**PLEASE NOTE: THIS SEARCH / POLICY DOES NOT INCLUDE ANY DUES / ASSESSMENTS TO ANY HOMEOWNERS ASSOCIATION FOR LONGVIEW ESTATES.**

1. Any and all easements, restrictions, conditions, as shown on Final Plat of Longview Estates recorded in Plat Book 2, Pages 1114-1115, filed July 25, 2002.
2. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS recorded in Book 372, Pages 55-57, filed August 22, 2002.
3. DEED OF TRUST recorded in Book 371, Pages 360-367, dated August 14, 2002, filed August 14, 2002, given by McGowan Properties, Inc., to Michael S. Mostek, Trustee and Citizens State Bank, Beneficiary in the principal amount of \$465,000.00. (On SW1/4 SW1/4 Section 17-17-12; N1/2 NW1/4 Section 20-17-12; Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 86, City of Fort Calhoun; Tax Lot 71 and 76 Section 29-18-12 all in Washington County, Nebraska.)

**NOTE: Longview Estates came out of the SW1/4 SW1/4 Section 17-17-12.**

4. ~~RIGHTS OF THE PUBLIC, State of Nebraska and the County of Washington in and to that portion of subject land taken or used for road purposes.~~
5. ~~WASHINGTON COUNTY ZONING REGULATIONS/RESOLUTIONS/ORDINANCES: Resolutions in Book N, Pages 614-631; Book N, Pages 632-639; Book R, Pages 579-591; Book U, Pages 67-142; Book W, Page 109; Book Y, Page 130A; Book 105, Pages 447-448; Book 126, Pages 122-131; Book 136, Page 200; Book 143, Page 101; Book 188, Page 539; Book 190, Pages 734-735; Book 201, Page 329; ANY AND ALL AMENDMENTS THERETO.~~

Lot \_\_\_\_\_, Longview Estates, a subdivision of the SW ¼ of the SW ¼ of Section 17, Township 17 North, Range 12 East of the 6<sup>th</sup> P.M., Washington County, Nebraska.

Title: McGowan Properties, Inc., a Nebraska Corporation.\*  
(Warranty Deed recorded in Book 371, Page 359, dated July 31, 2002, filed August 14, 2002.)

**NOTE: CHECK CASE IN DISTRICT COURT CI-03-88 EACH TIME MCGOWAN DEEDS OUT.** Pending as of October 4, 2004 but a hearing was set on October 5, 2004. The property involved in this case is in Section 20-17-12 and Section 29-18-12, however a money judgment could be entered against McGowan and become a lien on the other properties owned.

SW14 SW14 Sec 17-17-12, wcal.  
- searched 9-27-2004 at 8AM-

- WD 2-433 (8-19-1857) (9-3-1857)  
Robert Allen <sup>(Nms)</sup> to J M Parker  
(SWSW : OL)

- Dec 6-152 (11 - - 1862) (2-26-1863)  
John C Farrar - vs - Robert Allen.  
- foreclosing on Note to Farrar  
(SWSW : OL)

- Dec ~~6-152~~ <sup>of confirmation</sup> 6-154 (11 - - 1862) (2-26-1863)  
~~John C Farrar~~ John C. Farrar - vs - Robert Allen.  
(SWSW : OL)  
- to Farrar

- Patent 15-154 (5-1-1860) (2-2-1880)  
US to Robert Allen  
(SWSW : OL)

<sup>Revocation.</sup>  
POA D-289 (8-20-1887)  
John C Farrar REVOKING POA to Marion Pool

- WD 23-518 (10-5-1887) (10-25-1887)  
John C Farrar - Bachelor to Theo <sup>Exl</sup> & Mary. <sup>Exl</sup> ~~Exl~~  
(SWSW : OL)

- WD 26-632 (10-30-1890)  
Mary E <sup>Exl</sup> & Emil <sup>Ch</sup> Theo <sup>Exl - sing</sup> ~~Exl~~ to Johann & Moller  
(SWSW : OL)

Dec 36-567 (11-22-1902)(11-28-1904)

John Moller & wf (PHF) - vs - Theodore Eyle & Henry Rix  
RE: old mtg - satisfied.

(Eyl & Rix had not released mtg. back to Moller)

WD 37-18 (3-9-1907)(3-13-1907)

John J. Moller <sup>Mary J.</sup> & wf to Henry Henriksen  
(SWSW & OL)

WD 45-37 (6-30-1919)(3-1-1920)

Henry Henriksen <sup>Lizzie K. (mf)</sup> to John C. Persch.  
(SWSW & OL)

WD 66-184 (12-26-1947)(2-20-1948)

John C. Persch <sup>Minnie A.</sup> & wf to Harry J. Jensen <sup>Annie M.</sup> & wf. (jt)  
(SWSW & OL)

⊙ Oil & Gas Q-170

⊙ Part Assg. Q-172

⊙ Rel O & G. N-503 (Q-172)

WD 111-302 (12-29-1976)(12-30-1976)

Annie M. Jensen <sup>-sng.</sup> to Geraldine Jensen.  
(und 1/10 int. SWSW & OL)

WD 132-608 (6-29-1981)(6-29-1981)

Annie M. Jensen <sup>-sng.</sup> to Geraldine Jensen  
(und 54.625% in SWSW & OL)

Cont 132-612 (6-29-1981)(6-29-1981)

Annie M. Jensen <sup>-sng.</sup> to Geraldine Jensen.  
(all int SWSW & OL)

⊙

WD 152-631 (6-29-1981) (6-28-1985)

Annie M. Johnson<sup>sng.</sup> to Geraldine Jensen  
(all int in ShShr :OL)

Cert 323-291 (9-18-2000)

Geraldine D. Jensen

died 11-5-1999

PR 99-85

\* Letters issued 12-13-99  
to Kenneth & Jensen  
P.R.  
Sub. Tapped 9/13/00  
Est for all  
letters filed  
11-6-02

of Est of  
Geraldine D.  
Jensen-decd

WD 324-135 (7-17-2000) (10-5-2000)

Kenneth Jensen PR to Rodney K. Jensen  
(SWSW :OL) : Randy G. Jensen

Rodney  
Duesree 9955  
allots

© WD 371-359 (7-31-2002)

Rodney K. Jensen etal to McGowan Prop. Line.

© DOT 371-360

© App't 371-368 (Q-170)

DC 371-370 (8-5-2002)

Harry V. Jensen - decd 6-9-1959

Reat 2-1114 (7-23-2002)

WCZ