

R

FILE NO TA- 36835

DUE DATE: \_\_\_\_\_

Sarpy

EFFECTIVE DATE: 9-11-98

Time: 8:00 A.M.

LEGAL DESCRIPTION: Lots 397 AND 398, Tiburon,

[an Addition to the City of] or [a Subdivision], as surveyed, platted, and recorded,  ~~SCN~~

TITLEHOLDER: Tiburon Limited Partnership,  
a Nebraska Limited Partnership [H&W jt] or [H&W tic]

ADDRESS: \_\_\_\_\_

TAX YEAR: 97

KEY NO. 010345779

ACRONYM: T1

TOTAL: 1,542.68

SID #: 158

1st HALF: 771.34  
Paid DATE \_\_\_\_\_ or Unpaid

HOMESTEAD/AGUSE: -

2nd HALF: 771.34  
TE \_\_\_\_\_ or

TAX SALE: (No) [Yes]

UNPAID BACK YEARS TAXES: \_\_\_\_\_

Unpaid  
Back Taxes

SPLIT LOT TAX KEY # \_\_\_\_\_

ADDITIONAL TAXES (SEE ATTACHED) yes

COMPUTER TAX LEGAL: Lot 397 Tiburon

SPECIAL ASSESSMENTS: No

SEQ.	TYPE	DATE LEVIED	TOTAL AMOUNT	INST. PD.	INST. DUE/ALLOW

TAXES POST DATE 9-18 SPECIALS 9-18 SEARCH DATE 9-25-98

TOTAL PREMIUM W/ENDORSEMENTS \$ \_\_\_\_\_ Customer: \_\_\_\_\_

OWNER AMOUNT: \$ \_\_\_\_\_ OWNER PREMIUM: \$ \_\_\_\_\_

BUYER: Howard Vann

LOAN AMOUNT \$ \_\_\_\_\_ LOAN PREMIUM: \$ \_\_\_\_\_

LENDER: \_\_\_\_\_  
( ) CONV ( ) NIFA ( ) FHA ( ) VA

R

010345787  
~~011287215~~

FIELD BOOK #

KEY NO.

ADDITION NUMBER  
SID # 158  
Split: Yes No

TAX YEAR: 19 97 /19  
TOTAL: \$ 1504.12  
1st HALF: \$ 752.06  
Paid DATE or Unpaid

19 /19  
1st 1/2  
Paid DATE Unpd

PFOR: DATE KIND

2nd HALF: \$ 752.06  
Paid DATE or Unpaid

2nd 1/2  
Paid Date Unpd

PCMP Code 31

UNPAID BACK YEARS TAXES: + 02-18-98

CMPP Code 31

HOMESTEAD/AGUSE

TAX SALE: Yes No Date of Sale certificate #

SPLIT LOT TAX KEY #

COMPUTER TAX LEGAL: Lot 398 Tiburon

SPECIAL ASSESS: NO  
SEQ. TYPE DATE LEVIED TOTAL AMOUNT INST. PD. INST. DUE/ALLOW

SEQ.	TYPE	DATE LEVIED	TOTAL AMOUNT	INST. PD.	INST. DUE/ALLOW

TAXES POST DATE SPECIALS  
9-18 9-18

SEARCH DATE  
9-25-98

FIELD BOOK #

KEY NO.

ADDITION NUMBER  
SID #  
Split: Yes No

TAX YEAR: 19 /19  
TOTAL: \$  
1st HALF: \$  
Paid DATE or Unpaid

19 /19  
1st 1/2  
Paid Date Unpd

PFOR: DATE KIND

2nd HALF: \$  
Paid DATE or Unpaid

2nd 1/2  
Paid Date Unpd

PCMP Code 31

UNPAID BACK YEARS TAXES:

CMPP Code 31

HOMESTEAD/AGUSE

TAX SALE: Yes No Date of Sale certificate #

SPLIT LOT TAX KEY #

COMPUTER TAX LEGAL:

SPECIAL ASSESS: NO  
SEQ. TYPE DATE LEVIED TOTAL AMOUNT INST. PD. INST. DUE/ALLOW

SEQ.	TYPE	DATE LEVIED	TOTAL AMOUNT	INST. PD.	INST. DUE/ALLOW

TAXES POST DATE SPECIALS

SEARCH DATE

ADDITIONAL TAX #:

YES (SEE ATTACHED)

BRIEF LEGAL:

Lts 398 and 398

Sarpy

SINCE DATE:

PRIOR POLICY: TA-

SEARCHER NOTES

PMM

SEE ATTACHED

FIRST SPLIT

BOOK/PAGE Instr.No.	DATE MO/DAY/YR	INST.	INDEX GRANTOR	GRANTEE
T 5-98	8-14-73	PLAT	} Colorado	
T 89-4445	4-18-89	EASE		
T 89-10829	8-17-89	WD		
T 92-26711	12-2-92	Resoln:	to Tiburon	
T 94-15667	7-8-94	CORE WD	Pulla Inc ↓ Tiburon Ltd Prop	of 89-10829
94-15671	7-8-94	DOR	90-4419	
94-15672	7-8-94	Rel	90-4420	
94-15673	7-8-94	DOR	92-6151	
94-15675	7-8-94	DOR	88-8036 / 88-11684 / 92	23755
94-15674	7-8-94	DOR	90-4419	
94-15676	7-12-94	DOR	91-13713	
97-223	1-3-97	DOR	94-15669	
98-05611	3-12-98	DOR	96-25999	9-25-98 → 9-22-98
2002-25475	7-9-02	Plot	Lakeside @ Tiburon	

SEE ATTACHED FOR ADDITIONAL INDEXING:

- Takeoff + Looked at and OK C Copy T T File

BRIEF LEGAL: X's 397-398 Coronado (nka Tuburon)

BOOK/PAGE	DATE	INST.	DEED/MORTGAGE INDEX
T5-98	MO/DAY/YR	Plat	
192-4508	10-18-73	Mtg	1 <sup>st</sup> Mat BK CB <i>enclosure file archived see sta deed 153-382</i>
192-4592	10-24-73	Panel	190-2837+2838
193-1417	4-24-74	Mtg	
193-3505	9-30-74	Mtg	
194-4248	11-10-75	Mtg	
C + 153-382	2-21-78	Sta Deed	Sta ↓ 1 <sup>st</sup> Mat BK CB <i>Ls 2-402 + LSA-c</i>
+ 158-876	4-15-83	QCD	↓ Midlands Corp ↓
+ 159-3616	12-31-84	QCD	↓ Christensen Corp ↓
+ 88-08035	6-15-88	WD	↓ Drella, Inc ↓
+ 88-08036	6-15-88	DOT	DOR 94-15475
C 89-04445	4-18-99	Case	
C 89-10829	8-17-99	WD	↓ Tuburon Ltd Bishop see deed
+ 89-10830	8-17-99	Sub agt	88-8036
C 92-26134	11-24-92	Cert	(SIP 158)
			+ see prev index ps

SEE ATTACHED FOR ADDITIONAL INDEXING:  
 - Takeoff    + Looked at and OK    C Copy    T T-File

BRIEF LEGAL  
Sarpy

~~MORTGAGE TAKE-OFFS~~

None  
OPEN  
OF  
Receipt

MTG DT N/C A/R  
BOOK & PAGE OR  
INSTRUMENT NO.

TO

DATED: \_\_\_\_\_ [Trustee]

FILED: \_\_\_\_\_ [Beneficiary]

AMT: \$ \_\_\_\_\_ or [Same as Trustee]

BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_ DATED: \_\_\_\_\_ FILED: \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_

ASSIGN SUB of TRUSTEE OTHER \_\_\_\_\_

[B/P] or [Instr. No.] \_\_\_\_\_

MTG DT N/C A/R  
BOOK & PAGE OR  
INSTRUMENT NO.

TO

DATED: \_\_\_\_\_ [Trustee]

FILED: \_\_\_\_\_ [Beneficiary]

AMT: \$ \_\_\_\_\_ or [Same as Trustee]

BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_ DATED: \_\_\_\_\_ FILED: \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_

ASSIGN SUB of TRUSTEE OTHER \_\_\_\_\_

[B/P] or [Instr. No.] \_\_\_\_\_

MTG DT N/C A/R  
BOOK & PAGE OR  
INSTRUMENT NO.

TO

DATED: \_\_\_\_\_ [Trustee]

FILED: \_\_\_\_\_ [Beneficiary]

AMT: \$ \_\_\_\_\_ or [Same as Trustee]

BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_ DATED: \_\_\_\_\_ FILED: \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_

ASSIGN SUB of TRUSTEE OTHER \_\_\_\_\_

[B/P] or [Instr. No.] \_\_\_\_\_

SEE ATTACHED SHEET FOR ADDITIONAL TAKEOFFS: \_\_\_\_\_ YES

JUDGEMENT SEARCH(ES)

BUYER: Vann, Howard

OK → 9.14.98

Good Standing [yes] [no]

SELLER/OWNER: Tiburon Limited Partnership,

OK → 9.14.98 @

Filed w/ Sec of State called 9.24.98  
a Nebraska limited partnership

Good Standing [yes] [no]

OTHER

SEE ATTACHED FOR ADDITIONAL INFORMATION ON \_\_\_\_\_ BUYER \_\_\_\_\_ SELLER

REQUIREMENTS

Rec a copy of the <sup>Partnership</sup> operating agreement for Tiburon Limited Partnership, ~~is~~ a Nebraska limited partnership be furnished to SPENSE Title Services

Rec a warranty deed from Tiburon Limited Partnership, a Nebraska limited partnership, in accordance with their operating agreement, signed by its general partners ---

REQUIRE: Warranty Deed from Owner as husband and wife  
OR  
stating marital status and signed by spouse, if any,

REQUIRE: loan documents to be executed by Buyer as husband and wife  
OR  
stating marital status and signed by spouse, if any,

NOTE TO SEARCHER: Check the language of each paragraph you use to insure that it is appropriate for your over-all parcel(s); especially split, combined, or corner lots

Check if your parcel is, or includes:

Split lots(s) \_\_\_\_\_ Combined lot(s) \_\_\_\_\_ Corner lot(s) \_\_\_\_\_

OUR NUMBER(S)	PARAGRAPH NUMBER(S)

**CODE 48/49/50/51**

Plat and Dedication filed August 14, 1973, in Book 5 at Page 98 of the Plat Records of Sarpy County, Nebraska, on, over, through and under a five foot strip of land adjoining the side boundary lines of all lots; an eight foot wide strip of land adjoining the rear boundary lines of all interior lots; and, a sixteen foot wide strip of land adjoining the rear boundary lines of all exterior lots, with provision for said sixteen foot strip to be reduced to eight feet.

Resolution filed December 2, 1992, as Instrument No. 92-26711 of the Records of Sarpy County, Nebraska, changing all references from Coronado Subdivision to Tiburon Subdivision.

Easement granted to Northern Natural Gas Co. dated January 16, 1962, filed March 9, 1962, in Book 29 at Page 455 of the Miscellaneous Records of Sarpy County, Nebraska, affecting the NW¼ of Sec. 28-14-11, from which subject property was platted.

Easement granted to Peoples Natural Gas Co. dated April 1, 1989, filed April 18, 1989, as Instrument No. 89-04445 of the Records of Sarpy County, Nebraska, affecting Lots 2 thru 402, inclusive, and Lots A, B and C, in Coronado, now known as Tiburon.

AMENDMENT to Declaration of Restrictive Covenants filed \_\_\_\_\_ in Book \_\_\_\_\_ at Page \_\_\_\_\_ of the Miscellaneous Records of Sarpy County, Nebraska.

AMENDMENT to Declaration of Restrictive Covenants filed \_\_\_\_\_ in Book \_\_\_\_\_ at Page \_\_\_\_\_ of the Miscellaneous Records of Sarpy County, Nebraska.

**CODE 48 COVENANTS**

Covenants, conditions and restrictions contained in instrument dated \_\_\_\_\_, filed \_\_\_\_\_ in Book \_\_\_\_\_ at Page \_\_\_\_\_ of the Miscellaneous Records of Sarpy County, Nebraska, which contains no forfeiture provision.

Easement granted for utilities therein affecting \_\_\_\_\_

**CODE 49 EASEMENT**

Easement granted to \_\_\_\_\_ by instrument dated \_\_\_\_\_, filed \_\_\_\_\_ in Book \_\_\_\_\_ at Page \_\_\_\_\_ of the Miscellaneous Records of Sarpy County, Nebraska, affecting \_\_\_\_\_

NOTE: If the document is filed as an Instrument Number instead of Book & Page, it should be shown: dated \_\_\_\_\_, filed \_\_\_\_\_, as Instrument Number \_\_\_\_\_ of the records of Sarpy County, Nebraska.

(sarptwo)