

FILE NO: TA- 49820

EFFECTIVE DATE: 2-14-05 7-15-05JC

LEGAL DESCRIPTION: South 1/2 of the North West Quarter  
10 - 14 - 10

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

TITLEHOLDER: The Virgil and Patricia Wamsat Family Limited Partnership,  
a South Dakota Limited Partnership. [H&W jt] or [H&W tic]

ADDRESS: 5710 S 234 ST

FIELD BOOK # OC

KEY NO. 0510 0000 01

ADDITION NUMBER 60000

TAX YEAR: 20 03/20 | 20 04 /20

SID # -

TOTAL: \$ 2,763.00 | \$ 2,769.34

Split: Yes - No -  
(within 5 years)  
PFOR: -

1st HALF  
Paid DATE 3-24-04 or Unpaid

1st 1/2  
Paid DATE 4-1-05 Unpd

PCMP - DATE - KIND - Code 31

2nd HALF  
Paid DATE 3-24-04 or Unpaid

2nd 1/2  
Paid DATE 4-1-05 Unpd

CMPP - Code 31

UNPAID BACK YEARS TAXES: -

HOMESTEAD/AGUSE Aguse

TAX SALE: Yes - No - Date of Sale certificate # -

SPLIT LOT TAX KEY # -

COMPUTER TAX LEGAL: S 1/2 NW 1/4 10-14-10  
BOAC

SPECIAL ASSESSMENTS: NO

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

TAXES	POST DATE	SPECIALS
<u>222</u>	<u>7-31</u>	<u>222</u>
<u>722</u>	<u>7-31</u>	<u>722</u>

SEARCH DATE: 2-23-05  
7-22-05C  
2-28-05 PA

ADDITIONAL TAX #:  
YES  
(SEE ATTACHED)

BUYER: Brad Zach Boyer Young Holdings, LLC

BRIEF LEGAL: S 1/2 NW 10-14-10

BOOK/PAGE DATE INST. DEED/MORTGAGE INDEX

BOOK/PAGE	DATE	INST.	DEED/MORTGAGE INDEX
295539			to Hugh Kufe
319.97			Aushw, Margie E Hale to Henry Johnson
357.662		11-19-10	Henry Margretha C. Johnson to Charles A. Anderson
418.688	2-14-18	Deed	Jacob G. Bennett to Charles Rose Wamsat Arthur Paul Wamsat 1/3 Fannie Bennett
237.83		Decree	Charles Wamsat aka Carl Wamsat Rose Wamsat 1/3 Paul G. Wamsat 1/3
1138.593	1-23-62	CD D	GP for Arthur R. Wamsat, uncomp. to Paul G. Wamsat
1470.467	12-21-72	WD	Paul G. Hildegard Wamsat to Virgil P. Patricia S. Wamsat 1/2 S 1/2 NW 1/4
C 2176.35	3-19-01	QCD	Virgil P. Patricia S. Wamsat to The Virgil & Patricia Wamsat Family LP
+ 2005-014967	2-9-05	RIA	NORTH OF S 1/2 NW 10-14-10
C +			2-23 → 2-15-05 d
			7-22 → 7-15-05-jc
			7-28 → 7-20-05 R
2005 094069	8-3-05	WD	-Bayer Young Holdings LLC
2005 094070	8-3-05	DT	→ 8-4-05 P/S
<del>2056733</del>	<del>4-29-75</del>	<del>WD</del>	<del>Virgil P. &amp; Patricia S. Wamsat 1/2 to Paul Hildegard Wamsat</del> <sup>no date</sup>
C 06.049225	5-3-06	WD	WESTING → SOUTH HAMPTONS LAND DEVELOPMENT LLC
+ 06.049228	5-3-06	D REC	2005.094070
C + 06.050466	5-5-06	DOT	REL Q 2014.027001
C + 06.050467	5-5-06	N COMM	5 YEAR DURATION
+ 06.053433	5-15-06	D REC	2005.094070
C + 06.086226	7-31-06	SID	STATEMENT
C + 06.086227	7-31-06	SID	STATEMENT
C 07.017837	2-14-07	PLAT	SOUTH HAMPTONS
C + 14.027001	4-16-14	PT D REC	THIS IS ACTUALLY A FULL D REC 2006.050466 ON THE S 1/2 NW 1/4 10-14-10
			6-19-14 → 6-16-14

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

BRIEF LEGAL \_\_\_\_\_ MORTGAGE TAKE-OFFS \_\_\_\_\_

MTG DT N/C A/R \_\_\_\_\_

BOOK: \_\_\_\_\_

PAGE: \_\_\_\_\_ TO \_\_\_\_\_

DATED: \_\_\_\_\_ [Trustee/Beneficiary]

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

AMT: \$ \_\_\_\_\_

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

BOOK: \_\_\_\_\_

PAGE: \_\_\_\_\_

DATED: \_\_\_\_\_ FILED: \_\_\_\_\_ B/P \_\_\_\_\_

MTG DT N/C A/R \_\_\_\_\_

BOOK: \_\_\_\_\_

PAGE: \_\_\_\_\_ TO \_\_\_\_\_

DATED: \_\_\_\_\_ [Trustee/Beneficiary]

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

AMT: \$ \_\_\_\_\_

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

BOOK: \_\_\_\_\_

PAGE: \_\_\_\_\_

DATED: \_\_\_\_\_ FILED: \_\_\_\_\_ B/P \_\_\_\_\_

MTG DT N/C A/R \_\_\_\_\_

BOOK: \_\_\_\_\_

PAGE: \_\_\_\_\_ TO \_\_\_\_\_

DATED: \_\_\_\_\_ [Trustee/Beneficiary]

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

AMT: \$ \_\_\_\_\_

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

BOOK: \_\_\_\_\_

PAGE: \_\_\_\_\_

DATED: \_\_\_\_\_ FILED: \_\_\_\_\_ B/P \_\_\_\_\_

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

Boyer Young Holdings, LLC - OK 7-13-05  
7-19-05  
7-22-05 RC

JUDGEMENT SEARCH

BUYER:  
Good Standing  [yes]  [no]  
Date called:

Zach, Brad

ok 3-1-11 PHS OK 2-15-05d

not registered in Nebraska

SELLER/OWNER: The Virgil and Patricia Wamsat Family Limited Partnership  
Good Standing  [yes]  [no]  
Date called: a South Dakota L.P.

Wamsat, Virgil  
Patricia

OK 2-15-05d  
7-19-05 jc  
7-22-05 RC  
ok 3-1-11 PHS

OTHER

Paul C.  
Hildegard  
Arthur  
Carl  
Rose

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

**REQUIREMENTS**

Require:

Partnership Warranty Deed from,  
The Virgil and Patricia Wamsat Family Limited Partnership,  
signed by its authorized signatory (ies), in due corporate form, in favor of the proposed insured.

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

ADDITION NUMBER(S) PARAGRAPH NUMBER(S)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CODE 47 PLAT

Easements granted by Plat and Dedication filed \_\_\_\_\_ in Book \_\_\_\_\_ at Page \_\_\_\_\_ of the Deed Records of Douglas County, Nebraska, affecting the front \_\_\_\_\_ feet / side \_\_\_\_\_ feet, and the rear \_\_\_\_\_

CODE 48 COVENANTS

Covenants, conditions and restrictions contained in instrument dated \_\_\_\_\_, filed \_\_\_\_\_ in Book \_\_\_\_\_ at Page \_\_\_\_\_ of the Miscellaneous Records of Douglas County, Nebraska, which contains no forfeiture provision. Easement granted for utilities therein affecting \_\_\_\_\_

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

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CODE 49 EASEMENT

Easement granted to Metropolitan Utilities District of Omaha by instrument dated 12.05, filed 2.9.05 in Book 2005 ~~at Page 014967~~ of the Miscellaneous Records of Douglas County, Nebraska, affecting 25' Side lines

Easement in Warranty Deed dated \_\_\_\_\_, filed \_\_\_\_\_ in Book \_\_\_\_\_ at Page \_\_\_\_\_

*North of US*