

ALTA COMMITMENT - 1970 Rev.

Sample

COMMITMENT PREPARED BY LORI CUMMINGS
ISSUED THROUGH THE OFFICE OF:

Application No. TA - 9675

SCHEDULE A



PRELIMINARY BINDER

1. Effective Date: November 10, 1983 at 8:00 A.M.
2. Policy or Policies to be issued:
"ALTA" OWNER'S POLICY Form B-1970-
-Amended 10-17-70 \$ TO BE DETERMINED
Proposed Insured: LANDCO, INC.
- "ALTA" LOAN POLICY 1970 Rev. \$ TO BE DETERMINED
Proposed Insured: TO BE NAMED

3. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple, and title thereto is at the effective date hereof vested in:
HOWARD D. VANN AND JUDITH M. VANN

4. The land referred to in this Commitment is described as follows:

Lots 95, 96, 97 and 98, in WILLOW CREEK REPLAT I, a Subdivision as surveyed, platted and recorded, in Sarpy County, Nebraska.

weed lien only covers the here.

SCHEDULE B

In addition to the Standard Exceptions and Conditions and Stipulations recited on the face of this Commitment and the Conditions and Stipulations and Exclusions from Coverage in the Company's usual form of policy, the land referred to is, as of the effective date hereof, subject to the following:

1. General taxes due and payable at date hereof:
Lot 95: 1979: \$13.81 total and interest delinquent; 1980: \$14.27 total and interest delinquent; 1981: \$15.05 total and interest delinquent; 1982: \$15.15 total and interest delinquent; Key Number: 010970711.
Lot 96: same as Lot 95 above; Key Number: 010970703.
Lot 97: same as Lot 95 above; Key Number: 010970681.
Lot 98: same as Lot 95 above; Key Number: 010970673.
2. Special taxes or assessments now assessed or levied, but payable in future installments; Special assessments certified to the Office of the County Treasurer at date hereof:
Notice of Weed Control Lien filed Aug. 20, 1981 against Lots 71 thru 78, 94 thru 182 and 240A in the amount of \$550.00. (Lots 95 thru 98 show an amount of \$8.41 due on each.)
Lot 95: Grading Assessment levied Feb. 11, 1982 in the sum of \$761.22; none paid; ten due.
Sanitary Sewer Assessment levied Feb. 11, 1982 in the sum of \$1224.87; none paid; ten due.
Paving Assessment levied Feb. 11, 1982 in the sum of \$3094.43; none paid; ten due.
Water Assessment levied Feb. 11, 1982 in the sum of \$1273.08; none paid; ten due.
Power Assessment levied Feb. 11, 1982 in the sum of \$236.81; none paid; ten due.
Gas Assessment levied Feb. 11, 1982 in the sum of \$459.38; none paid; ten due.
Lot 96: same as Lot 95 above.
Lot 97: same as Lot 95 above.
Lot 98: same as Lot 95 above.
3. Property lies within SID No. 96.
4. Easement granted for utilities by Plat and Dedication filed Aug. 29, 1979, in Book 7 at Page 99 of the Plat Records of Sarpy County, Nebraska, on, over, through, under and across a five foot wide strip of land abutting all front and side boundary lot lines and an eight foot wide strip of land abutting the rear boundary lines of all interior lots. Lots 95 thru 98, inclusive, are interior lots.

SCHEDULE B CONTINUED

5. Notice of Purchase Agreement filed Mar. 5, 1980 in Book 53 at Page 138 of the Misc. Records of Sarpy County, Nebraska, executed by and between Willow Creek Corporation, as Owner and Landco, Inc., as Buyer, for Lots 1 thru 181, Willow Creek Replat I.
Notice of Purchase Agreement filed Sept. 20, 1983, in Book 56 at Page 621 of the Misc. Records of Sarpy County, Nebraska, executed by and between Howard D. Vann and Judith M. Vann, as Sellers and Landco, Inc., as Purchaser, for Lots 88 thru 155, and others.
NOTE: Upon conveyance of subject property to Landco, Inc., the above shown agreement will be deleted.
6. Covenants, conditions and restrictions contained in instrument dated Aug. 28, 1980, filed Aug. 29, 1980, in Book 53 at Page 556 of the Misc. Records of Sarpy County, Nebraska which contains no forfeiture provision.
7. Affidavit of Correction filed July 16, 1980, in Book 53 at Page 435 of the Misc. Records of Sarpy County, Nebraska, to correct certain dimensions which were incorrectly shown on plat and dedication of Willow Creek Replat I.
The Southeast angle of Lot 95 to read $96^{\circ}35'06''$ instead of $97^{\circ}31'19''$.
The Southwest angle of Lot 95 to read $103^{\circ}44'53''$ instead of $103^{\circ}44'30''$.
The Westerly dimension of Lot 95 to read 104.47 feet instead of 101.45 feet.
The North angle of Lot 98 to read $173^{\circ}24'54''$ instead of $172^{\circ}28'41''$.
8. Deed of Trust dated Aug. 19, 1981, filed Aug. 20, 1981, in Book 200 at Page 3845 of the Mortgage Records of Sarpy County, Nebraska, executed by Howard D. Vann and Judith M. Vann, husband and wife, in favor of The United States National Bank of Omaha, Trustee as The United States National Bank of Omaha, Beneficiary, securing the sum of \$171,572.45. (Covers other lots also.)
9. REQUIRE warranty deed from Howard D. Vann and Judith M. Vann, as husband and wife, favor of Landco, Inc., a Nebraska Corporation, in fulfillment of purchase agreements set above at item number five (5).