



# Advantage Title Services, LLC

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**TO:** Janes Hain  
Lund Company

**DATE:** July 28, 2016

**SELLER:** Estate of Virgil E. Becker, Deceased

**BUYER:** TBD

**DESCRIPTION:** Tract A:  
All that part of the Southeast Quarter (SE 1/4) of Section Twenty-one (21) lying South and West of Railroad right-of-way, in Township Fifteen (15) North, Range Ten (10) West of the 6th P.M., Howard County, Nebraska.

Tract B:  
The Southwest Quarter (SW 1/4) of Section Twenty-one (21), Township Fifteen (15) North, Range Ten (10) West of the 6th P.M., Howard County, Nebraska.

Tract C:  
The Southwest Quarter (SW 1/4), the Northwest Quarter (NW 1/4), and the Northeast Quarter (NE 1/4) of Section Twenty-eight (28), Township Fifteen (15) North, Range Ten (10) West of the 6th P.M., Howard County, Nebraska, LESS a tract conveyed therefrom to St. Paul Development Corporation in Deed recorded May 26, 2006 in Record Book 06 on Page 2204, described as follows:

A tract of land consisting of part of the Northeast Quarter (NE 1/4) of Section Twenty-eight (28), Township Fifteen (15) North, Range Ten (10) West of the 6th P.M., Howard County, Nebraska, and more particularly described as follows:  
Commencing at the Northeast corner of Section 28 said point also being the point of beginning; thence on an assumed bearing of  $S00^{\circ}01'36''W$  upon and along the East line of the NE 1/4 a distance of 2193.85 feet to the intersection of said East line and the North right-of-way (R.O.W.) line of the Union Pacific Railroad; thence  $N11^{\circ}26'30''W$  upon and along said North R.O.W. line a distance of 2240.14 feet to the intersection of said North R.O.W. line and the North line of said Section 28; thence  $S89^{\circ}46'18''E$  upon and along said North line a distance of 445.40 feet to the point of beginning.

**OUR FILE #** GI13410-

**NOTES:**

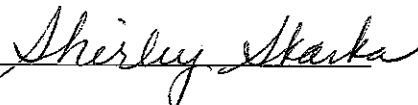
**THANK YOU FOR YOUR ORDER.  
YOUR BUSINESS IS APPRECIATED!**

**First American Title Company**  
**COMMITMENT FOR TITLE INSURANCE**  
**SCHEDULE A**

1. Effective Date: **July 26, 2016, 8:00 am**
  
2. Policy (or Policies) to be issued: POLICY AMOUNT
  - (a) ALTA OWNER'S POLICY 06-17-06  
Proposed Insured: **To be determined** Premium: \$0.00
  
  - (b) ALTA LOAN POLICY 06-17-06 Premium: \$0.00  
Proposed Insured:  
Proposed Borrower:  
Endorsements:  

**Closing Protection Letter                      \$25.00**
  
  - c) Premium: \$0.00  
Proposed Insured:
  
3. **Fee Simple** interest in the land described in this Commitment is owned, at the Commitment Date, by  
**The Heirs and Devisees of Virgil E. Becker, Deceased**
  
4. The land referred to in the Commitment is described as follows:  
**SEE ATTACHED EXHIBIT "A"**

Countersigned  
**Advantage Title Services, LLC**

By 

**EXHIBIT "A"**

**Tract A:**

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Commencing at the Northeast corner of Section 28 said point also being the point of beginning; thence on an assumed bearing of S00°01'36"W upon and along the East line of the NE 1/4 a distance of 2193.85 feet to the intersection of said East line and the North right-of-way (R.O.W.) line of the Union Pacific Railroad; thence N11°26'30"W upon and along said North R.O.W. line a distance of 2240.14 feet to the intersection of said North R.O.W. line and the North line of said Section 28; thence S89°46'18"E upon and along said North line a distance of 445.40 feet to the point of beginning.

# First American Title Company

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B - SECTION I REQUIREMENTS

The following are the requirements to be complied with:

- (a) Payment to or for the account of grantors or mortgagors of the full consideration for the estate or interest to be insured.
- (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:
  - 1. **Personal Representative's Deed from the Personal Representative of the Estate of Virgil E. Becker, Deceased, to Buyer - Yet to be determined, conveying the subject lands for the sum to be determined.**
  - 2. **Release of any Nebraska Inheritance Tax, or Federal Estate Tax Liens created by the Estate of Virgil E. Becker, Deceased, in Case No. PR 13-21. In the event the said Decedent died prior to January 1, 2007, any Nebraska Estate Tax liens created by the said Estate must be released.**
- (c) **The attached Affidavit will need to be executed and returned to the title company by the Seller herein. Any matter disclosed therein, or otherwise brought to the attention of the title company, will appear as an exception in the policy and this commitment will be subject to further requirements as the company deems necessary.**
- (d) **This commitment is issued pursuant to the sale of said property shown on Schedule "A" herein at a public auction and the Company reserves the right to require any further documentation to effectuate the sale of said property pursuant to the terms of said public auction and further that the policy shall not be issued to the prospective purchaser of the property at the public sale until such time as all of the requirements concerning said sale have been completed and the sale transaction closed.**

**The application for Title Insurance does not give the name of the prospective purchaser. When the customer's name is ascertained, the records must be run for possible judgments. NOTE: Title Company reserves the right to make additional requirements.**

# First American Title Company

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B - SECTION II EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the current public records.
2. Any facts, rights, interests, or claims which are not shown by the current public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the current public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by current public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof: water rights, claims or title to water.
6. Any lien or right to a lien, for services, labor or material therefore or hereafter furnished, imposed by law and not shown by the current public records.
7. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the current public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.

#### Special Exceptions

Those exceptions to title disclosed by a search of the title for which no coverage is provided for this Commitment.

8. **Taxes or special assessments which are not shown as existing liens by the public record.**
9. **General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):**
10. **2015 Taxes Paid in full. 2016 Taxes Accruing. Special Assessments not yet of record. (For information only:**  
  
**Tract A: 2015 Taxes \$907.74, Tax ID #470858938,**  
**Tract B: 2015 Taxes \$2,541.50, Tax ID #470858881,**  
**Tract C: 2015 Taxes \$15,387.46, Tax ID #470859454,**  
**Farwell Irrigation Assessment & Water Toll is shown paid.**
11. **Resolution of the Farwell Irrigation District to include lands within the boundaries of the Farwell Irrigation District recorded February 13, 1968 in Misc. Book 27 on Page 233. (Affects NW 1/4 of Section 28-15-10)**

12. Estate proceedings pending in the County Court of Howard County, Nebraska as Case No. PR 13-21, In the Matter of the Estate of Virgil E. Becker, Deceased.
13. The policy to be issued in furtherance of this commitment will contain the following exception: No coverage is provided under the terms of this policy for Financing Statements and/or Security Agreements filed with the Uniform Commercial Code Office of the Secretary of State.
14. All reservations contained in patents issued by the United States of America; and any and all reservations for minerals of any kind and type whatsoever; and all rights arising from recorded or unrecorded oil, gas or other mineral leases of any kind and type whatsoever; and any mortgage and/or trust deeds wherein said mineral rights or oil and gas leases are used as security; and all rights arising under any instrument of the character set forth above.

**TITLE TO MINERALS IS NOT INSURED.**

15. Rights of the public, State of Nebraska, County of Howard in and to that portion of subject lands taken or used for road purposes, whether by easement or fee title.
16. The policy when issued will not insure the right to maintain any boundary wall or fence located beyond the subject property.

**NOTE: COPIES OF ANY OR ALL OF THE ABOVE EXCEPTIONS MAY BE OBTAINED UPON REQUEST.**