

TITLE CERTIFICATE

File No. X8788C

ADAMS LAND TITLE COMPANY, presents this Title Certificate-Report of Title, hereafter "Certificate", relative only to the following described real estate in the county referenced, hereafter "property":

Tract No. 1:

The Southeast Quarter (SE¼) of Section Thirty-six (36), Township Eight (8) North, Range Six (6) West of the 6th P.M., Clay County, Nebraska.

Tract No. 2:

The Southwest Quarter (SW¼) and the West Half of the Southeast Quarter (W½ SE¼) of Section Five (5), Township Seven (7) North, Range Five (5) West of the 6th P.M., Clay County, Nebraska, EXCEPT the Railroad Right of Way.

Tract No. 3:

A part of the North Half of the Northeast Quarter (N½ NE¼) of Section Seven (7), Township Seven (7) North, Range Five (5) West of the 6th P.M., Clay County, Nebraska, more particularly described as follows: Commencing at the Northeast corner of the N½ NE¼ of said Section 7; thence West 1,284.00 feet to the Northeast corner of a tract of land conveyed by Deed recorded in Book 100, Page 502; thence South 1,318.00 feet to a point on the South boundary line of said N½ NE¼ of said Section 7, said point being 1,284.00 feet West of the Southeast corner of said N½ NE¼ of said Section 7; thence East 1,284.00 feet along said South boundary line to a point on the East Section line of said Section 7; thence North 1,320.00 feet to the Place of Commencement, Subject to the Railroad Right of Way.

Tract No. 4:

The North Half of the Northwest Quarter (N½ NW¼) of Section Nine (9), Township Seven (7) North, Range Five (5) West of the 6th P.M., Clay County, Nebraska.

1. This Certificate is a contract between the undersigned as an abstractor and Adam Marshall Land & Auction, LLC. The consideration for this contract is the information set forth below and furnished by the abstractor together with the fee charged by the undersigned for this service to be performed by the abstractor. The nature of this contract, first as to what this Certificate does not do, and second as to what this Certificate does do, is explained as follows:

- (a) This Certificate is not an abstract of title in that it is not a complete compilation of all facts of record relative to the property, nor is it a complete chain of title search; and, it is not an opinion on the title nor is it a policy of title insurance.
- (b) This Certificate does provide limited information and report limited title facts relative to the property only as is specifically set out in the following numbered paragraphs, in each of which the introductory words after the paragraph number identifies what particular information is given by the undersigned in this certificate.
- © This Certificate reports limited information of record only to the date set forth below.

2. The Grantee in the Last Deed of Record is:

Karen Ramsey, Gerald Carlson, Susan Horton, Lori Gion, Mark Carlson, Kent Carlson, and Keith Carlson, as tenants in common, to each an undivided 1/7th interest

3. Unreleased Mortgages/Deeds of Trust/Construction Liens/Financing Statements indexed against the subject property:

None Shown.

4. Taxes and Special Assessments:

- a. 2021 Taxes are PAID. 2022 Taxes are UNPAID in amounts shown below; First half will become delinquent May 1, 2023; Second half will become delinquent September 1, 2023.

Tax ID#57700 (Tr#1): Tax Amount is \$8,999.08; Assessed Value is \$870,490.00

Tax ID#176100 (Tr#2): Tax Amount is \$9,236.30; Assessed Value is \$894,625.00

Tax ID#180200 (Tr#3): Tax Amount is \$1,575.14; Assessed Value is \$152,645.00

Tax ID#177500 (Tr#4): Tax Amount is \$2,208.16; Assessed Value is \$213,990.00

- b. No Unpaid Special Assessments shown.

5. Federal and State Tax Liens:

None shown.

6. Pending Actions and Outstanding Judgements - District Court; Probates - County Court:

- c. Partition shown in Case No. CI 21-8 filed in the District Court of Clay, NE, entitled "Kent Carlson and Joann Carlson, Plf. vs. Karen Ramsey, Susan Horton, Lori Gion, Mark Carlson, Keith Carlson, etal, Def."

7. Easements, Covenants, Restrictions and Miscellaneous Documents:

- d. Easement for Electric Lines in favor of Consumers Public Power District, recorded August 3, 1951 in Misc. Book 22, Page 88. **(Tract No. 1)**
- e. Easement for Buried Cable and Wire Right of Way in favor of the Lincoln Telephone and Telegraph Company, recorded December 20, 1976 in Misc. Book 29, Page 540. **(Tract No. 1)**
- f. Use Agreement for agriculture purposes between landowner and the Chicago, Burlington and Quincy Railroad Company, recorded December 1, 1892 in Misc. Book 4, Page 64. **(Tract No. 2)**
- g. Use Agreement for agriculture purposes between landowner and the Chicago, Burlington and Quincy Railroad Company, recorded January 17, 1895 in Misc. Book 5, Page 22. **(Tract No. 2)**
- h. Easement for erosion control structure and right of way, in favor of Upper Big Blue Natural Resources District, recorded October 23, 1975 in Misc. Book 29, Page 293. **(Tract No. 2)**
- i. Easement for Right of Way in favor of South Central Public Power District, recorded March 27, 2009 in Misc. Book 42, Page 436. **(Tract No. 2)**
- j. Easement for telecommunication right of way in favor of Sprint Communications Company, L.P., etal, recorded February 14, 2013 in Deed Book 127, Page 386. **(Tract No. 2)**
- k. Use Agreement for agriculture purposes between landowner and the Chicago, Burlington and Quincy Railroad Company, recorded December 1, 1892 in Misc. Book 4, Page 75. **(Tract No. 3)**
- l. Easement for Electric Lines in favor of Consumers Public Power District, recorded April 26, 1951 in Misc. Book 22, Page 35. **(Tract No. 3)**


Specifically excluded from this Certificate are any and all documents filed with the office of the Secretary of State, Clerk of any Bankruptcy Court and Clerk of any U. S. District Court, in and for the State of Nebraska, as the same relates to the subject property.

Specifically excluded from this Certificate are any and all U.C.C. and E.F.S. Financing Statements, and any related documents related thereto, filed with the office of the County Clerk, in and for the County of Clay, State of Nebraska, and/or the Secretary of State of the State of Nebraska, as the same relates to the subject property. The liability of the undersigned is limited to the amount of fee paid for this instrument.

DATED: NOVEMBER 22, 2022 @ 8:00 A.M.

ADAMS LAND TITLE COMPANY

Certificate of Authority #475

By: 
Dusty S. McKenna
Registered Abstractor
