



CHICAGO TITLE INSURANCE COMPANY

Commitment No.: 2342093

Issuing Agent: DRI Title & Escrow

SCHEDULE A

1. Commitment Date: June 16, 2023 at 8:00 A.M.

2. Policy to be issued:

	Amount	Premium
(a) Loan Policy (ALTA Loan Policy (06/17/06))	\$0.00	\$0.00
Proposed Insured: TBD its successors and/or assigns as their respective interests may appear.		

3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.

4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:

Cutchall Property Management, LLC, a Nebraska limited liability company

5. The Land is described as follows:

The part of Lot 60, in Keystone Park, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, more particularly described as follows:

Beginning at a point on the South line of said Lot 121.6 feet East of the Southwest Corner of said Lot and running thence North 145.8 feet; thence East 87 feet to the East line of said lot; thence West 89.9 feet of the place of beginning, except the North 60 feet thereof, and except the South 12.0 feet of the East 89.9 feet of Lot 60.

BY:

Troy Podraza, Authorized Signatory

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72C276B27

ALTA Commitment for Title Insurance 8-1-16 w- NE Mod

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SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:
 - a) Mortgage/Deed of Trust executed by an authorized signor for Cutchall Property Management, LLC, a Nebraska limited liability company, to the Proposed Insured.
 - b) Item No. 8 of Schedule B-Section 2, must be closed and released. Payoff must freeze account.
 - c) Item No. 9 of Schedule B-Section 2, must be released.

2. LLC Buyer/Borrower Requirements:
 - A. Title Company requires to be provided with a copy of Cutchall Property Management, LLC, a Nebraska limited liability company's filed, stamped and dated certificate/articles of organization, and any amendments thereto;

 - B. Title Company requires to be provided with a copy of the operating agreement for Cutchall Property Management, LLC, a Nebraska limited liability company together with any amendments thereto. The operating agreement, and any amendments thereto, must be:
 1. executed in the limited liability company's name;
 2. signed by all members;

 - C. Title Company requires a Certificate of Good Standing of the State of Nebraska, for Cutchall Property Management, LLC, a Nebraska limited liability company.

3. Pay the full consideration to, or for the account of, the grantors or mortgagors.

4. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.

5. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, sub-contractors, labor and materialmen are all paid; and have released of record all liens or notices of intent to perfect a lien for labor or material.

6. Title Company requires a Verbal Update to be performed prior to close to detect any matters appearing of

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record after the effective date of commitment.

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**SCHEDULE B, PART II
Exceptions**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements or claims of easements, not shown by the public records
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
5. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records.

SPECIAL EXCEPTIONS

(Special Exceptions are those defects disclosed by a search of the title to this property for which no coverage is provided by the policy to be issued.)

7. 2022 Taxes total \$3,652.34, 1st half PAID, 2nd half becomes delinquent August 1, 2023. (Key No. 4245 0000 14) Assessed as 2902 N 83rd St, Omaha, NE 68134.
8. Deed of Trust (Securing Future Advances), dated November 30, 2018, filed December 6, 2018, Document No. 2018095981, executed by Cutchall Property Management, LLC, a Nebraska limited liability company, to Frontier Bank, Trustee and Frontier Bank, Beneficiary, stating that it secures a debt in the principal amount of \$142,500.00.

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9. Assignment of Rents executed by Cutchall Property Management, LLC, a Nebraska limited liability company to Frontier Bank, filed December 6, 2018, in Document No. 2018095982.
10. No Certification is made as to special assessments except those certified to the Office of the County Treasurer.
11. Subject to any easements, servitudes, lease, grant, exception or reservation of minerals, mineral rights, covenants, conditions and restrictions appearing in the public record.
12. CHAIN OF TITLE:

Warranty Deed, dated 11/28/2018, filed 12/06/2018, Document No. 2018095980, executed by Mary Jane Coddington, a single person, as Grantor(s), in favor of Cutchall Property Management, LLC, a Nebraska limited liability company, as Grantee(s).

NOTE: This chain of title is for informational purposes only and will not appear on the final policy to be issued hereafter.

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