

MIDWEST TITLE
Email: team@midwesttitle.com

LIMITED REPORT OF TITLE
File No. 22-02-32491 (V)

TO: Hertz Farm Management, Inc.
Scott Henrichsen
scotth@hertz.ag

MIDWEST TITLE INC., A Nebraska Corporation, d/b/a Midwest Title, duly registered and licensed to engage in the business of abstracting under the laws of the State of Nebraska hereby certifies that it has searched the public record as to the real estate described below.

The consideration for this contract is the information set forth below and furnished by abstractor together with the fee charged by the undersigned for this service.

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, or an opinion as to title, or a policy of insurance.

This Certificate reports limited information and report limited title facts relative to the property as specifically set out in the following paragraphs. This Certificate reports limited information of record only to the effective date set forth below, and does not include or guaranty loss against unrecorded documents.

EFFECTIVE DATE: February 16, 2022 08:00 AM

COMMONLY KNOWN AS:

No Situs Address, Auburn, NE 68305

SUBJECT PROPERTY DESCRIBED AS:

The East ½ of the Northeast Quarter of Section 34, Township 5 North, Range 14 East of the 6th P.M., in Nemaha County, Nebraska

GRANTEE ON LAST DEED OF RECORD:

National Bank of Commerce Trust and Savings Association, Lincoln, Nebraska, Trustee and as the interest of Augusta M. Stocker may appear

UNRELEASED MORTGAGES OR DEEDS OF TRUST:

None of Record

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REAL ESTATE TAXES

2021 County Taxes, assessments or any other governmental charges which become due and payable or constitutes a lien in the year 2022 after the date of the policy and any subsequent years.

Parcel/Key Number: 0640027229
2021 County Taxes: \$4,337.04, First ½ Due
2020 and all Prior Years: Paid in Full
SID Number: n/a
Taxable Value: \$290,822.00
Property Address: Rural Route, Auburn, NE, 68305

NOTE: 2021 First Half Taxes are due on or before April 30, 2022 and are considered delinquent as of May 1, 2022; 2021 Second Half Taxes are due on or before August 31, 2022 and are considered delinquent as of September 1, 2022. Any taxes that are delinquent will accrue interest on a daily basis.

TAX CERTIFICATES

None of Record

ASSESSMENTS/COMPLAINTS OF RECORD:

None of Record

UNRELEASED RECORDED STATE AND/OR FEDERAL TAX LIENS:

None of Record

JUDGMENTS & LAWSUITS PENDING IN DISTRICT COURT:

None of Record

RECORDED EASEMENTS, COVENANTS AND RESTRICTIONS:

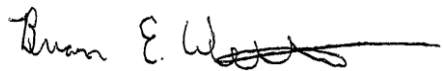
Easement, Dated October 3, 1979, Recorded October 22, 1979, Book 31, Page 154, Miscellaneous Records, Nemaha County, Nebraska, wherein a permanent easement is hereby granted to Omaha Public Power District, its successors and assigns to construct, operate and maintain its facilities, together with rights of ingress and egress over, upon, above, along, under, in and across a portion of subject property.

Easement, Dated September 12, 1967, Recorded September 27, 1967, Book 21, Page 432, Miscellaneous Records, Nemaha County, Nebraska, wherein a permanent easement is hereby granted to Consumers Public Power District, its successors and assigns to construct, operate and maintain its facilities, together with rights of ingress and egress on and across a portion of subject property.

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NOTES:

None

A handwritten signature in black ink, appearing to read "Brian E. Welte", with a long horizontal flourish extending to the right.

Brian E. Welte
Abstractor No. 796