

**MIDWEST TITLE**  
Email: [team@midwesttitle.com](mailto:team@midwesttitle.com)

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

**TO:** Hertz Farm Management, Inc.  
Scott Henrichsen  
[scotth@hertz.ag](mailto: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 South ½ of the Southwest Quarter of Section 15, Township 4 North, Range 14 East of the 6<sup>th</sup> P.M., in Nemaha County, Nebraska, except that part taken for highway purposes

**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: 0640051154  
2021 County Taxes: \$3,221.06, First 1/2 Due  
2020 and all Prior Years: Paid in Full  
SID Number: n/a  
Taxable Value: \$219,341.00  
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:**

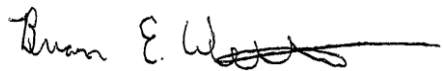
Warranty Deed, Dated January 14, 1981, Recorded February 19, 1981, Book 93, Page 296, Deed Records, Nemaha County, Nebraska, wherein there will be no ingress or egress over described tract except for over existing road and with certain conditions.

Warranty Deed, Dated January 14, 1981, Recorded February 19, 1981, Book 93, Page 296, Deed Records, Nemaha County, Nebraska, wherein the grantors, their successors and assigns retain and reserve all rights to oil, gas and minerals over the condemned land.

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**NOTES:**

None

A handwritten signature in cursive script that reads "Brian E. Welte". The signature is written in black ink and is positioned above a horizontal line.

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Brian E. Welte  
Abstractor No. 796