

INVOICE

Invoice Date: 5/6/2016
File Number: 1601602

To:

Century 21 Da-Ly Realty
2514 S Locust St
Grand Island, NE 68801

From:

Grand Island Abstract
704 West 3rd Street
P.O. Box 627
Grand Island, NE 68802
308-382-4651

Description	Amount	Quantity	Total
Basic Owner	\$317.50	1	\$317.50
NE Closing Protection Letter	\$25.00	1	\$25.00
Lt 4 Blk 2, Lt 1 & 2 Blk 3, Northview 8th - Hall Cty	\$0.00	1	\$0.00
3007 Lee St., 4070 Anne Marie Ave., 4064 Anne	\$0.00	1	\$0.00
Marie Ave., Grand Island	\$0.00	1	\$0.00
POG, LLC/Hall County School District 40-00082	\$0.00	1	\$0.00
a/k/a Northwest Public School	\$0.00	1	\$0.00
Additional Legal	\$100.00	1	\$100.00
Subtotal			\$442.50
Tax @ 0%			\$0.00
Non Taxable Amt.			\$0.00
Grand Total			\$442.50

Please Remit To:

Grand Island Abstract
704 West 3rd Street
P.O. Box 627
Grand Island, NE 68802
308-382-4651

Thank you!

Fidelity National Title Insurance Company
TITLE INSURANCE COMMITMENT

BY

Grand Island Abstract, Escrow & Title, Inc., 704 West 3rd Street, Grand Island, NE 68801
(308) 382-4651 / (308) 382-7782 (fax)

SCHEDULE A

File No: **1601602**

1. Effective Date: **May 05, 2016, 8:00 am**

2. Policy (or Policies) to be issued:

	Policy Amount
a. Owner's Policy	\$70,000.00

Premium:

\$317.50

Proposed Insured: **Hall County School District 40-00082 a/k/a Northwest Public Schools, a Government Entity**

b. Loan Policy

Premium:

Proposed Insured:

c.

Proposed Insured:

Premiums:

NE Closing Protection Letter

\$25.00

Additional Legal

\$100.00

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

4. Title to the estate or interest in the land is at the Effective Date vested in: **POG, LLC**

5. The land referred to in the Commitment is described as follows:

Parcel 1: Lot Four (4), Block Two (2), Northview Eighth Subdivision to the City of Grand Island, Hall County, Nebraska.

Parcel 2: Lots One (1), and Two (2), Block Three (3), all in Northview Eighth Subdivision to the City of Grand Island, Hall County, Nebraska.

NOTE: 3007 Lee St, 4070 & 4064 ANNE MARIE AVE., GRAND ISLAND, NE

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ALTA Plain Language Commitment (6-17-06)
Schedule A

AMERICAN
LAND TITLE
ASSOCIATION



Fidelity National Title Insurance Company

SCHEDULE B - SECTION I REQUIREMENTS

1. Instruments creating the estate or interest(s) to be insured, the form and execution of which shall be satisfactory to the Company, must be executed, delivered and duly filed for record.
2. Proper Deed executed by POG, LLC to Hall County School District 40-00082 a/k/a Northwest Public Schools, a Government Entity.
3. A Certified Copy of the Articles of Organization and all Amendments thereto for POG, LLC, bearing the Secretary of State's "Filed" Date Stamp.
4. A Certified Copy of the Operating Agreement and all Amendments thereto for POG, LLC. Further Requirements may be Determined at a later date.
5. Evidence that no Certificate or Decree of Dissolution has been filed with the Secretary of State and if a Certificate has been filed, the person acting on behalf of the LLC is authorized to wind up the business of the LLC.
6. Proper Consents have been obtained, authorizing POG, LLC to enter into the transaction being insured.
7. Proper Certificate of Good Standing by the Secretary of State of Nebraska for POG, LLC.
8. Judgment Search on Hall County School District 40-00082 a/k/a Northwest Public Schools.

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ALTA Plain Language Commitment (6-17-06)
Schedule B - Section I

AMERICAN
LAND TITLE
ASSOCIATION



Fidelity National Title Insurance Company
SCHEDULE B - SECTION II
EXCEPTIONS

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

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
2. Rights or claims of parties in possession not shown by the public records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Easements or claims of easements, not shown by the public records.
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 record.
7. **Parcel 1:** Taxes for the year of 2015 First Half and all prior years inclusive are shown as PAID. Taxes for the Second Half of 2015 are \$391.35 Unpaid. (Informational Only- Tax I.D. #400471606) **Parcel 2:** Taxes for the year of 2015 First Half and all prior years inclusive are shown as PAID. Taxes for the Second Half of 2015 \$370.24 Unpaid. (Informational Only- Tax I.D. #400471642) Taxes for the year of 2015 First Half and all prior years inclusive are shown as PAID. Taxes for the Second Half of 2015 are \$370.24 Unpaid. (Informational Only- Tax I.D. #400471650)
8. Taxes are not yet due and payable for the year 2016 and subsequent years. Special taxes now assessed or levied, by payable in future installments: NONE.
9. Subject to Easements as shown and dedicated on the plat of Northview Eighth Subdivision.
10. Subdivision Agreement for Northview Eighth Subdivision filed September 10, 2010 in the Register of Deeds Office as Document No. 201006490.
11. Subdivision Agreement for Northview First Subdivision filed July 8, 2005 in the Register of Deeds Office as Document No. 200506167.
12. Agreement for Protective Covenants and Restrictions to Northview First Subdivision, filed June 28, 2005 in the Register of Deeds Office as Document No. 200505832.
13. The exceptions above for covenants omit any covenant, condition or restrictions based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. 3607, or (c) relates to a handicap, but does not discriminate against handicapped people

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ALTA Plain Language Commitment (6-17-06)
Schedule B - Section II

AMERICAN
LAND TITLE
ASSOCIATION



GRAND ISLAND ABSTRACT, ESCROW & TITLE CO.

704 W 3rd Street – P.O. Box 627 – Grand Island, Nebraska 68802
Telephone: 308-382-4651 – Fax: 308-382-7781 – Email: gia@giabstract.com

TO: POG, LLC

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of **Grand Island Abstract, Escrow & Title Co.**

We may collect nonpublic personal information about you from the following sources:

- ① Information we receive from you such as on applications or other forms.
- ② Information about your transactions we secure from our files, or from others.
- ③ Information we receive from a consumer reporting agency.
- ④ Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.

Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

GRAND ISLAND ABSTRACT, ESCROW & TITLE CO.

704 W. 3rd Street – P.O. Box 627 – Grand Island, Nebraska 68802
Telephone: 308-382-4651 – Fax: 308-382-7781 – Email: gia@giabstract.com

TO: Hall County School District 40-00082 a/k/a Northwest Public Schools, a Government Entity

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