

**Schedule A**  
ALTA COMMITMENT

File No. 2020-5549

1. Commitment Date: **November 12, 2020 at 8:00 A.M.**

2. Policy to be issued:

(a) 2006 ALTA Owner's Policy

Proposed Insured: **TO BE DETERMINED**

Proposed Policy Amount: **\$TO BE DETERMIEND** Premium: \$

(b) 2006 ALTA Loan Policy

Proposed Insured: **TO BE DETERMINED**

Proposed Policy Amount: **\$ TO BE DETERMINED** Premium: \$

(c) Endorsements to be issued: **TO BE DETERMINED**

3. The estate or interest in the Land described or referred to in this Commitment is **fee simple**.

4. The Title is, at the Commitment Date, vested in:

**School District Number 43, as evidenced by Quitclaim Deed dated November 22, 1967 and filed December 6, 1967 in Deed Book 87, Page 72.**

5. The Land is described as follows:

**A tract of real estate described as: Commencing at the Northeast corner of the Northeast Quarter (NE1/4) of Section Four (4), Township Seventeen (17), North, Range Four (4), East of the 6<sup>th</sup> P.M., Colfax County, Nebraska, running thence West 393 feet; thence South 332 feet; thence East 393 feet; and thence North 332 feet to the place of beginning, being a parcel in the Northeast corner of the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) of said Section, containing three (3) acres, more or less.**

*This page is only part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.*

# Schedule B-I

## ALTA COMMITMENT

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### Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

**Proper Warranty Deed from Colfax County, Nebraska, School District #123, also known as Schuyler Community Schools, Colfax County, Nebraska, formerly known as School District Number 43 to TO BE DETERMINED.**

**Need proof of how real estate changed ownership from School District Number 43 to Colfax County, Nebraska, School District #123, also known as Schuyler Community Schools, Colfax County, Nebraska.**

**A Certificate of Resolution stating that at a regular board meeting of Colfax County, Nebraska, School District #123, also known as Schuyler Community Schools, Colfax County, Nebraska, that board members voted and approved the sale of the land described in Schedule A hereof, to \_\_\_\_\_ and approved that, Richard Brabec, as President, on behalf of said School District is authorized to execute the necessary documents pertaining to the transaction of said sale, needs to be forwarded to Colfax County Title for our files.**

5. **Closing Affidavit in connection with the Title Insurance Policy needs to be completed, signed, notarized, and returned to our office for our files.**

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# Schedule B-II

## ALTA COMMITMENT

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### 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.

#### Standard Exceptions

2. (a) Rights or claims of parties in possession not shown by the public records.  
(b) Easements, or claims of easements not shown by the public records.  
(c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey.  
(d) 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.

#### Special Exceptions

3. Taxes or special assessments which are not shown as existing liens by the public records.
4. **(Parcel ID #032020800) 2019 real estate taxes and prior years are either paid and/or exempt; and all subsequent taxes.**

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Received December 6, 1967 at 10:50 A.M., P.M. 87, Page 72

**QUITCLAIM DEED**

Marcella Ann Maca and Joseph A. Maca, wife and husband, -----  
-----, herein called the grantor whether one or more,

in consideration of ---One Dollar (\$1.00) and Other Valuable Consideration--  
received from grantee, does quitclaim, grant, bargain, sell, convey and confirm unto School

District Number 43-----

herein called the grantee whether one or more, the following described real property in

Colfax County, Nebraska:

A tract of real estate described as: Commencing at the Northeast corner of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Four (4), Township Seventeen (17), North, Range Four (4), East of the 6th P. M., Colfax County, Nebraska, running thence West 393 feet; thence South 332 feet; thence East 393 feet; and thence North 332 feet to the place of beginning, being a parcel in the Northeast corner of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$ ) of said section, containing three (3) acres, more or less.



To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

Dated November 22 19 67.

*Marcella Ann Maca*

*Joseph A. Maca*

STATE OF NEBRASKA, County of Colfax

Before me, a notary public qualified for said county, personally came Marcella Ann Maca and Joseph A. Maca, wife and husband-----

known by me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.



Witness my hand and notarial seal on November 22, 1967  
*[Signature]* Notary Public

My commission expires Feb 16, 1972