

**ATTORNEY'S TITLE OPINION ON FINAL PLAT****TITLE OPINION**

TO: COUNTY AUDITOR AND RECORDER
WOODBURY COUNTY, IOWA

Dear Madam:

We have this date examined a complete abstract to Title, pursuant to Iowa Code Section 354.11(1)(c) to property which includes in its entirety, property described in the surveyor's certificate on the plat of: 252nd Overlook, a Minor Subdivision of the City of Sioux City, Woodbury County, Iowa, last certified by Engleson Abstract Co., Inc., dated _____, 2025 at 8:59 a.m. and from said abstract find good and merchantable title to said premises vested in Skinner Holdings, LLC, the proprietor, free and clear of all mortgages, liens and other encumbrances, except as follows:

1. Mortgage from Skinner Holdings, LLC, to Central Bank, dated May 14, 2021, and filed on May 18, 2021, as Instrument #2021-06689.
2. Option Agreement from Skinner Holdings, LLC, to Habitat Restoration Services, LLC, dated June 13, 2025, filed on June 17, 2025, as Instrument #2025-06047.
3. Easement from Leo Lux and Mary Lux, husband and wife to Woodbury County Soil Conservation District of Sioux City, Iowa, dated August 27, 1960 and filed October 7, 1960, in Book 957, Page 303.
4. Easement from C.J. Hector and Lois V. Drake, (Single) to Woodbury County, Iowa dated March 26, 1954 and filed May 4, 1954, in Book 748, Page 264.
5. Easement from C.J. Hector and Lois V. Drake, (Single) to Woodbury County, Iowa dated March 26, 1954 and filed May 4, 1954 in Book 748, Page 262 Development Agreement between Clayton Creek, L.L.C. and the City of Sioux City, Iowa, dated April 24, 2017 and filed on April 25, 2017 in Roll 752, Image 4744.
6. Easement from Emil Levich and Frankie Levich, husband and wife, to Woodbury County Soil Conservation District of Sioux City, Iowa, its successors and assigns, dated May 2, 1960 and filed May 10, 1960 in Book 947, Page 385.
7. Maintenance Agreement dated May 12, 1960 and filed May 12, 1960 in Book 947, Page 415.
8. Easement from Emil Levich and Frankie Levich, husband and wife, to Woodbury County Soil Conservation District of Sioux City, Iowa, its successors and assigns, dated September 27, 1960 and filed October 7, 1960 in Book 957, Page 294.
9. Maintenance Agreement dated September 27, 1960 and filed October 7, 1960 in Book 957, Page 288.
10. Easement for Use of Trail System, dated March 29, 2024, filed April 1, 2024 in Inst. #2024-02717.
11. All certified real estate taxes and special assessments due and payable have been paid. Real estate taxes and special assessments not certified are a lien in an undetermined amount.

Dated: _____

Alex S. Berenstein
ATTORNEY AT LAW