

# NEBRASKA TITLE COMPANY

A TITLE MIDWEST AGENCY

## Our Services

### Our Mission

To be the premier provider of professional, timely and comprehensive property information and transfer services.

### Our Vision

To be a leader in the title and escrow services industry.

### Our Focus You!



**Service  
Beyond  
Expectation**

### Title Services

- Owner's Title Insurance
- Lender Title Insurance
- Leasehold Title Insurance
- Ownership & Encumbrance Certificates
- Foreclosure Reports
- Endorsements
- Document Recordings
- Title Searches

### Closing / Escrow Services

- Purchase / Sale of Residential and Commercial Real Estate
- Refinance
- 1031 Tax-Deferred Exchanges
- Post-Closing Escrows

### Construction Disbursement

We provide superior service during your construction loan process including:

- Handling contractor, subcontractor and vendor payments
- Facilitating the collection and tracking of lien waivers
- Generating extensive reports on all disbursing activity



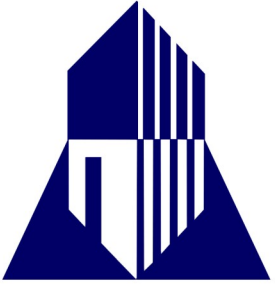
### Conveniently Located To Serve You!

Lincoln · Omaha · Beatrice · Crete  
David City · Fairbury · Kearney  
Papillion · Plattsmouth  
Scottsbluff

**866.816.3180**

**nebtileco.com**





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## Our Services



### 1031 Exchange Services

We have the reputation and experience to successfully and safely handle your tax deferred exchange. Your first and last concern in the 1031 exchange transaction should be security and integrity. The two key components your Qualified Intermediary will ensure while handling your exchange transaction: security of your funds and accurate processing of your transaction.

Safe Harbour Exchange, LLC, is owned by one of the nation's largest independent title insurance agencies. We provide segregated escrow bank accounts for exclusive use by Safe Harbour Exchange, LLC. In addition, our internal controls provide monthly internal audits, as well as our annual independent audit.

Safe Harbour Exchange, LLC, carries a Fidelity Bond, as well as Errors and Omissions Insurance of \$1,000,000 per occurrence. Our knowledgeable and professional staff specialize in understanding your individual needs in the IRC 1031 exchange process and will assist you with each step during the process.

### Your Local Fairbury Team

**Nebraska Title Company** is a full service company providing title insurance, escrow closing, limited title reports, construction disbursement, and 1031 tax deferred exchange services. Nebraska Title Company is one of Nebraska's premier providers of Title and Closing Services, celebrating 70 years of business this Fall. Our focus is providing "Service Beyond Expectation". Whether the transaction is commercial or residential, or the customer is a buyer or seller, our experienced team of title and escrow experts work to meet every customer's real estate need.

Nebraska Title Company's clientele is a unique mix of new and growing families, second home buyers, developers, farmers and homeowners making a move within their own or neighboring counties or refinancing their current home or business.

### Secure Your Future

Nebraska Title Company is dedicated to our community and believes in playing a role in the success of our staff and business affiliates.

It is our pleasure to have the opportunity to earn your business. We can service your title and escrow needs throughout Nebraska and Iowa, and through our extensive network of qualified affiliates throughout the Midwest.



## NEBRASKA TITLE COMPANY



Pictured from left to right: Cari Lineweber, Alesha Meyer, Dianne Zimmerman, Jane Bartlett (Not pictured: Niki Henkel)

**Your local Fairbury team includes:** Alesha Meyer – Closer, Niki Henkel – Searcher, Dianne Zimmerman – Examiner, Cari Lineweber – Office Manager/Closer and Jane Bartlett – Director of Branch Operations.

Nebraska Title Company also has offices in Lincoln, Omaha, Papillion, Plattsmouth, Kearney, David City, Beatrice, Crete and Scottsbluff. Nebraska Title Company is part of [Title Midwest, Inc.](#), a Topeka, Kansas, based title insurance and real estate escrow holding company, with subsidiary title insurance agencies in Kansas, Minnesota, Wisconsin, Missouri and Texas. As part of this larger network, we are supported by industry experts located across the Midwest.

Learn more about Nebraska Title Company on our website, [nebtittleco.com](http://nebtittleco.com)