

Schedule A

ALTA COMMITMENT

23-283(A)

1. Commitment Date: **July 18, 2023**

Revision No.:

Property Address: **3043 310th St., Virgil, KS 66870**

2. Policy to be issued:

(a) 2006 ALTA Owner's Policy

Proposed Insured: **TBD**

Proposed Policy Amount: **\$ TBD**

Fee: \$ TBD

(b) 2006 ALTA Loan Policy

Proposed Insured: **NA**

Proposed Policy Amount: **\$ NA**

Fee: \$ NA

3. The estate or interest in the Land described or referred to in this Commitment is **Fee Simple** (Identify estate covered, i.e., fee, leasehold, etc.)

4. Title to the **Fee Simple** estate or interest in the Land is at the Commitment Date vested in:

Craig D. Sauder

5. The Land referred to herein is described as follows:

Beginning at the Southwest corner of the Southeast Quarter (SW/c SE/4) of Section Ten (10), Township Twenty-three (23) South, Range Thirteen (13) East of the 6th PM, Greenwood County, Kansas; thence East 500 feet; thence North 560 feet; thence West 500 feet; thence South 560 feet to the Point of Beginning. Subject to public road.

This page is only a 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.

Old Republic National Title Insurance Company

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Schedule A

ALTA Commitment for Title Insurance

Schedule B-I

ALTA COMMITMENT- 23-283(A) 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.
5. We anticipate compliance with the following requirements:

NOTE: This company finds no open mortgages on the subject land. We must be notified in writing of any open/unreleased mortgages on the subject land prior to closing.

- A. RECORD Executor's Deed from Clara Hubbard Sorenson a/k/a Clara Sorenson, Executor of the Estate of Craig D. Sauder a/k/a Craig Sauder, deceased, to a contractual buyer to be determined.
- B. FURNISH executed Owner's Affidavit.
- C. Taxes for the year 2022 in the amount of \$139.68, are PAID IN FULL. (Key No. 1-08543) (Greenwood County Treasurer's Office 620-583-8146)

NOTE: We reserve the right to make further requirements as we may deem necessary after receiving and examining the instruments required herein.

ANY DEED to be recorded must be accompanied by a Kansas Real Estate Sales Validation Questionnaire unless a valid exemption is stated on the face of the deed pursuant to KSA 17-1437.

REAL ESTATE TAXES are billed on November 1 of the tax year and are due and payable at that time. The first half becomes delinquent on December 20 of the tax year; the second half becomes delinquent on May 10 of the following year.

A REQUEST for appropriate endorsements, if any, must be made to Greenwood County Title LLC prior to the issue of final title policy. Fee is subject to adjustment based on endorsements requested.

ANY STANDARD EXCEPTION to be deleted must be requested prior to issuing final policy and may result in addition requirement.

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Schedule B-II

ALTA COMMITMENT – 23-283(A)

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.
2. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey of the premises herein described.
3. Rights or claims of parties in possession not shown by public records.
4. 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.
5. Any change in title occurring subsequent to the effective date of this Commitment and prior to the date of issuance of the title policy.
6. Easements or claims of easements not shown by the public records.
7. Easements and rights-of-way for roads, highways and alleys.
8. Unrecorded easements for water and sewer, if any.
9. Any and all Oil & Gas Leases, minerals, mortgages, overrides, reservations, and assignments of record.
10. The title search for title insurance purposes covers bankruptcies that may be filed in the County where the real estate being insured is located and expressly omits bankruptcies filed in the Bankruptcy court and not recorded in the County where the land is located. If a title search for bankruptcies in the Bankruptcy court is required, you should contact the Trustee in Bankruptcy, Wichita, Kansas, and request a search in the names of the predecessors in title to the property. They will be exceptions from coverage.
11. General Taxes for the year 2023 and subsequent years, not now due and payable.
12. Subject to Upper Verdigris Watershed Joint District Number 24 as evidenced by Petition for Formation certified by the Secretary of State of the State of Kansas, filed for record February 21, 1959, and duly recorded in Misc. Book 9, Page 1.

Sauder's Oil & Gas Interest per Appraiser's Office: (Part E/2 SE/4 Sec. 10) Howard & Floie Sauder – ID#SAUDER001 – Parcel #5-02934D –Royalty Interest .12500000% (Betzer Lease) Note: not showing any interest assigned to Craig Sauder per Appraiser's Office information.

NOTE: (W/2 S/2 Sec. 10) – Craig Sauder – ID#SAUCRA001 – Parcel #5-0294000 – Royalty Interest .04261360% (YOUNG LIZZIE) information from Appraiser's Office (Property owned by: Jeremy L. Raaf).

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Schedule B II
ALTA Commitment for Title Insurance
Old Republic National Title Insurance Company