



First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Schedule A

Issuing Agent:
Coffey County Land Title
424 Neosho
Burlington, KS 66839
Phone: (620)364-2440

ALTA® Universal ID: 0001151
Commitment No.: 223-217
Property Address: 16th Ln, Hartford, KS 66854

SCHEDULE A

1. Commitment Date: July 25, 2023 at 08:00 AM
2. Policy to be issued:

(a)	<input checked="" type="checkbox"/>	ALTA® ALTA Own. Policy (06/17/06) Policy	Proposed Policy Amount:
		Proposed Insured: TBD	
(b)	<input checked="" type="checkbox"/>	ALTA® ALTA Loan Policy (06/17/06) Policy	Proposed Policy Amount:
		Proposed Insured: TBD	
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:
Joseph A. Rhoney and Elaine C. Rhoney, husband and wife
5. The Land is described as follows:
The West Half of the Southeast Quarter (W½ SE¼) of Section Thirty-two (32), Township Twenty (20) South, Range Fourteen (14), East of the Sixth Principal Meridian, Coffey County, Kansas.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Coffey County Land Title

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Schedule BI & BII

Commitment No.: 223-217

SCHEDULE B, PART I 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.

TO BE FILED IN THE OFFICE OF THE REGISTER OF DEEDS:

1. A Deed executed by Joseph A. Rhoney and Elaine C. Rhoney, husband and wife to __TBD__.
2. A New Loan if Needed.

TO BE FILED IN THE DISTRICT COURT: NONE.

WE NEED THE FOLLOWING DOCUMENTS FOR OUR FILES:

1. A Signed and Notarized Owners Affidavit.

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Schedule B
(Continued)

Commitment No.: 223-217

SCHEDULE B, PART II
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. Rights or claims of parties in possession not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.
5. Any lien, or right to 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, if any, not shown as existing liens by the Public Records.
7. The lien of the General Taxes for the 2023, and thereafter.
8. 2022 Taxes on Tract # 102144 were \$333.88 and are paid in full.
9. A Flowage Easement to United States of America "covering 46.71 acres, more or less", dated August 25, 1961, filed August 25, 1961 at 04:10 P.M. and recorded in Book 122, Deeds, pages 106-107 in the Office of the Register of Deeds of Coffey County, Kansas.
10. An Easement to United States of America, dated August 25, 1961, filed August 25, 1961 at 04:10 P.M. and recorded in Book 122, Deeds, pages 107-108 in the Office of the Register of Deeds of Coffey County, Kansas.
11. An Easement to Coffey County Rural Water District No. 2, dated September 4, 1970, filed July 26, 1971 at 11:10 A.M. and recorded in Book N, Misc., page 501 in the Office of the Register of Deeds of Coffey County, Kansas.
12. John Redmond Sanitation Zone filed February 11, 1970 at 8:40 A.M. and recorded in Book O, Misc., page 254 in the Office of the Register of Deeds of Coffey County, Kansas.

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