

 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.: 223-284
 Property Address: US 75 Hwy, Burlington, KS 66839

SCHEDULE A

- Commitment Date: September 26, 2023 at 08:00 AM
- Policy to be issued:
 - ☒ ALTA® ALTA Own. Policy (06/17/06) Policy Proposed Policy Amount:
 Proposed Insured:
 TBD
 - ☒ ALTA® ALTA Loan Policy (06/17/06) Policy Proposed Policy Amount:
 Proposed Insured:
 TBD
- The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
- Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:
 Yvonne J. Holloway, or her successors in trust, as Trustee of the Yvonne J. Holloway Living Trust (an undivided ½ interest)
 Linda M. Noel, as Trustee of the Ray Noel Revocable Trust, dated June 9, 2005 (an undivided ½ interest)
- The Land is described as follows:
 A Tract of Land Commencing at a Point Thirteen (13) Feet South of the Northwest Corner of Section Two (2), thence Easterly to the Center of the Ravine in the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of said Section, a Point Sixteen (16) Feet South of the North Line of said Section, thence Southeasterly down the Center of said Ravine to the Center of the Neosho River, thence down the Center of said River to a Point Sixty (60) Rods North of the South Line of the Northeast Quarter (NE¼) of said Section, thence West to the West Line of the Northeast Quarter (NE¼) of said Section, thence South Forty (40) Rods, thence West to the West Line of the Missouri, Kansas and Texas Railroad right-of-way, thence up said West Line of said Railroad right-of-way in a Northwesternly direction to a Point where the said right-of-way intersects with the West Line of said Northwest Quarter (NW¼) of Section Two (2), in Township Twenty-two (22), of Range Fifteen (15), thence North to the Place of Beginning, Coffey County, Kansas.

LESS the following described Tract of Land:

A Tract of Land in the Northwest Quarter of Section Two (2), Township Twenty-two (22) South, Range Fifteen (15), East of the Sixth Principal Meridian, described as follows: Beginning at a Point on the West Line, 13.0 Feet South of the Northwest Corner of

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Schedule A
(Continued)

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said Quarter Section, said West Line having an assumed bearing of South 00°35' East; thence North 89°40' East, 70.3 Feet; thence South 00°27' East 720.7 Feet; thence South 09°42' East to the West right of way Line of the Missouri, Kansas and Texas Railroad; thence North 19°11' West, 338.8 Feet along said Railroad right of way Line to said West Line of said Quarter Section; thence North 00°35' West along said West Line to the Place of Beginning, Coffey County, Kansas.

FIRST AMERICAN TITLE INSURANCE COMPANY


By: 
Coffey County Land Title

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 First American Title™	ALTA Commitment for Title Insurance ISSUED BY First American Title Insurance Company
Schedule BI & BII	

Commitment No.: 223-284

**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 Trustees Deed executed by Yvonne J. Holloway, as Trustee of the Yvonne J. Holloway Trust, dated April 26, 1989 and restated June 22, 2006 (an undivided ½ interest) and Linda M. Noel, as Trustee of the Ray Noel Revocable Trust, dated June 9, 2005 (an undivided ½ interest) to TBD.
2. A New Loan if Needed.
3. An Affidavit of Non Production if the Oil & Gas Lease is no longer producing.

TO BE FILED IN THE DISTRICT COURT:
NONE.

WE NEED THE FOLLOWING DOCUMENTS FOR OUR FILES:

1. A Signed and Notarized Owners Affidavit.
2. A Copy of the Yvonne J. Holloway Revocable Trust, dated April 26, 1989 and restated June 22, 2006 and any amendments (copy in our file).
3. A Copy of the Ray Noel Revocable Trust, dated June 9, 2005, and any amendments (copy in our file).

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Schedule B
(Continued)

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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 # 105961 were \$702.46 and are paid in full.
9. An Agreement by L. H. Allen and Agnes R. Allen, his wife to J. R. Noel and Phyllis E. Noel, his wife, dated June 28, 1961, filed June 1, 1964 at 11:50 A.M. and recorded in Book M, Misc., pages 518-519 in the Office of the Register of Deeds of Coffey County, Kansas.
10. An Oil & Gas Lease by Phyllis E. Noel Sowder and Leroy Sowder, her husband to MAR Oil & Gas Corp., dated March 13, 1991, filed March 20, 1991 at 02:00 P.M. and recorded in Book 31, O&G, pages 251-252 in the Office of the Register of Deeds of Coffey County, Kansas.

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