



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.: 223-304  
Property Address: 12th Rd, Burlington, KS 66839

### SCHEDULE A

1. Commitment Date: October 20, 2023 at 08:00 AM
2. Policy to be issued:
  - (a)  ALTA® ALTA Own. Policy (06/17/06) Policy Proposed Policy Amount:  
Proposed Insured:  
TBD
  - (b)  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:  
William Andrew Buckles II and Cheryl Ann Buckle, as Trustees of the William Andrew Buckles II and Cheryl Ann Buckles Revocable Trust, dated January 12, 2006
5. The Land is described as follows:  
All the Part of the South Half of the Southeast Quarter (S½ SE¼) of Section Twenty-three (23), Township Twenty-one (21), Range Fifteen (15), lying East of the Neosho River, 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.: 223-304

### 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 PAID TO THE TREASURERS OFFICE:

1. REQUIRE FULL PAYMENT OF THE 2023 TAXES ON TRACT # 103790. (Total 2023 Taxes will be available after November 1, 2023).

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

1. A Trustees Deed executed by William Andrew Buckles II and Cheryl Ann Buckle, as Trustees of the William Andrew Buckles II and Cheryl Ann Buckles Revocable Trust, dated January 12, 2006 to \_\_TBD\_\_.
2. A New Loan if Needed.

#### DISTRICT COURT:

1. The Kansas court system was affected by a security incident limiting the ability to search, file and/or post documents affecting title to the Land. Closing will not be able to take place until all issues relating to this matter have been resolved and an updated search performed. We reserve the right to make additional requirements and/or exceptions.

#### WE NEED THE FOLLWING DOCUMENTS FOR OUR FILES:

1. A Signed and Notarized Owners Affidavit.
2. A Copy of the William Andrew Buckles II and Cheryl Ann Buckles Revocable Trust, dated January 12, 2006 and any

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**Schedule B**  
(Continued)

Commitment No.: 223-304

amendments (copy in our file).

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**Schedule B**  
(Continued)

Commitment No.: 223-304

**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 # 103790 were \$530.98 and are paid in full.
9. A Guy and Anchor Easement by William A. Buckles and Mildred A. Buckles, his wife to Kansas Gas and Electric Company, dated March 24, 1969, filed June 18, 1969 at 09:03 A.M. and recorded in Book N, Misc., pages 415-416 in the Office of the Register of Deeds of Coffey County, Kansas.
10. A Right-of-Way Easement by William A. Buckles and Mildred A. Buckles, his wife to Rural Water District No. 3, dated August 13, 1969, filed October 4, 1971 at 11:00 A.M. and recorded in Book S, Misc., page 114 in the Office of the Register of Deeds of Coffey County, Kansas.
11. A Right-of-Way Easement by William A. Buckles and Mildred A. Buckles, his wife to Rural Water District No. 3, dated March 15, 1976, filed June 15, 1976 at 10:15 A.M. and recorded in Book S, Misc., page 474 in the Office of the Register of Deeds of Coffey County, Kansas.

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