

 <b>First American Title™</b>	<b>ALTA Commitment for Title Insurance</b> ISSUED BY <b>First American Title Insurance Company</b>
<b>Schedule A</b>	Issuing Agent: Coffey County Land Title 424 Neosho Burlington, KS 66839 Phone: (620)364-2440

ALTA® Universal ID: 0001151  
 Commitment No.: 223-165  
 Property Address: Angus Rd, Gridley, KS 66852

### SCHEDULE A

1. Commitment Date: June 6, 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:  
 The Estate of Craig D. Sauder  
 Mineral Rights owned by R. E. French Oil Company, L.L.C.
5. The Land is described as follows:  
 The West Half of the Southwest Quarter (W½ SW¼) of Section Fourteen (14), Township Twenty-three (23) South, Range Thirteen (13), East of the Sixth Principal Meridian, Coffey County, Kansas, LESS the following described Tract:  
  
 Beginning 1,448.2 Feet East and 18.49 Feet North of the Southwest Corner of Section Fourteen (14), Township Twenty-three (23) South, Range Thirteen (13) East; thence East 100 Feet; thence North 100 Feet; thence West 100 Feet; thence South 10 Feet to the Point of Beginning and containing 0.23 acres more or less, all in Coffey County, Kansas.  
  
 LESS Mineral interest retained by former owner.

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AMERICAN  
LAND TITLE  
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**Schedule A**  
(Continued)

Commitment No.: 223-165

**FIRST AMERICAN TITLE INSURANCE COMPANY**

By:   
Coffey County Land Title


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<b>Schedule BI &amp; BII</b>	

Commitment No.: 223-165

**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 COFFEY COUNTY REGISTER OF DEEDS OFFICE:**

1. An Executors Deed executed by Clara Hubbard Sorenson, aka Clara Sorenson, Executor of The Estate of Craig D. Sauder, deceased to \_\_TBD\_\_.
2. A New Loan if Needed.

**TO BE FILED IN THE COFFEY COUNTY DISTRICT COURT:**

1. A Certified Copy of the Probate on Craig D. Sauder.

**WE NEED THE FOLLOWING DOCUMENTS FOR OUR FILES:**

1. A Signed and Notarized Owners Affidavit.

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**Schedule B**  
(Continued)

Commitment No.: 223-165

**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 # 107615 were \$286.98 and are paid in full.
9. A Warranty Deed executed by R. E. French and Blanche French, his wife to Coffey County Rural Water District No. 2, dated June 16th, 1969, filed April 10, 1970 at 10:50 A.M. and recorded in Book 127, Deeds, page 181 in the Office of the Register of Deeds of Coffey County, Kansas.
10. An Easement to Coffey County Rural Water District No. 2, dated June 24, 1969, filed October 9, 1969 at 04:45 P.M. and recorded in Book O, Misc., page 120 in the Office of the Register of Deeds of Coffey County, Kansas.
11. A Survey by John E. Taylor, "5 acre tract and 40' access easement", dated March 20, 1996, filed March 25, 1996 at 12:10 P.M. and recorded in Book PP, Misc., pages 605-607 in the Office of the Register of Deeds of Coffey County, Kansas.

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