



First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Schedule A

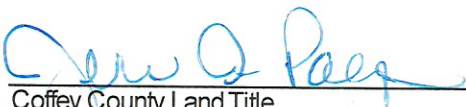
Issuing Agent:
Coffey County Land Title
424 Neosho
Burlington, KS 66839
Phone: (620)364-2440

ALTA® Universal ID: 0001151
Commitment No.: 223-291
Property Address: Route 1, Neosho Falls, KS 66758

SCHEDULE A

1. Commitment Date: October 3, 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:
Wheezer Farms LLC
5. The Land is described as follows:
All the Part of the Southeast Quarter (SE¼) lying South of the Center of the Neosho River in Section Thirty (30), Township Twenty-three (23) South, Range Seventeen (17), East of the Sixth Principal Meridian, Woodson County, Kansas.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Coffey County Land Title

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Schedule BI & BII

Commitment No.: 223-291

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 WOODSON COUNTY REGISTER OF DEEDS OFFICE:

1. A PARTIAL Release of the Mortgage executed by Wheezer Farms LLC and Justin Daryl Weseloh, a single person to Emprise Bank in the amount of \$310,000.00, dated January 14, 2016, filed January 15, 2016 at 03:00:03 P.M. and recorded in Book 120, Mtgs., pages 128-135 in the Office of the Woodson County Register of Deeds Office.

2. A PARTIAL Release of the Assignment of Rents executed by Wheezer Farms LLC and Justin Daryl Weseloh, a single person to Emprise Bank, dated January 14, 2016, filed January 15, 2016 at 03:00:04 P.M. and recorded in Book S96, pages 638-643 in the Office of the Woodson County Register of Deeds Office.

3. A Deed executed by Wheezer Farms LLC to __TBD__

4. A New Loan if Needed.

TO BE FILED IN THE WOODSON COUNTY DISTRICT COURT:
NONE.

WE NEED THE FOLLOWING DOCUMENTS FOR OUR FILES:

1. A Signed and Notarized Owners Affidavit.
2. Proof that Wheezer Farms LLC is Active and in Good Standing with the Kansas Secretary of State (copy in our file).

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Schedule B
(Continued)

Commitment No.: 223-291

3. A Copy of Wheezer Farms LLC Articles of Organization (copy in our file).
4. A Copy of Wheezer Farms LLC Operating Agreement

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Schedule B
(Continued)

Commitment No.: 223-291

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 # NF1687 were \$846.57 and are paid in full.

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