



COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e:

Issuing Agent: Lawyers Title of Kansas, Inc.
Issuing Office: 701 Missouri Alma, KS 66401
Issuing Office's ALTA® Registry ID: 1065729
Loan ID Number:
Issuing Office File Number: Order ID 72132
Property Address: 0 Chalk Rd Eskridge, KS 66423 (Property A)
28720 Chalk Rd Eskridge, KS 66423 (Property B)
0 Chalk Rd Eskridge, KS 66423 (Property C)

Revision Number: TWO (revised 12/21/23)

- 1. Commitment Date: 12/19/2023 07:00 AM
2. Policy to be issued:
(a) 2021 ALTA® Owner's Policy:
Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below and Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below and Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below
Proposed Amount of Insurance: \$100.00
The estate or interest to be insured: Fee Title
3. The estate or interest in the Land at the Commitment Date is: FEE SIMPLE.
4. The Title is, at the Commitment Date, vested in:
Stuart R. Collier Revocable Trust dated January 7, 2008 (All)
5. The Land is described as follows: See Next Page Schedule A for Legal Description

LAWYERS TITLE OF KANSAS, INC.

By: [Signature]
Authorized Signatory

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**COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A  
Legal Description**

**(Property A)**

The NW 1/4 of Section 10, Township 15 South, Range 10 East of the 6th P.M., EXCEPTING therefrom 4 acres used for school and cemetery purposes.

**AND**

The N1/2 SW1/4 of Section 10, Township 15 South, Range 10 East of the 6th P.M., EXCEPTING therefrom 17.83 acres more or less described as follows: Commencing at the Southeast Corner of the SW1/4 of said Section 10; Thence North to the Southeast Corner of the N1/2 SW1/4; Thence North 720 feet; Thence in a Southwesterly direction following fence line about 125 feet; Thence in a Southwesterly direction to South line of the N1/2 SW1/4 of Section 10, to a point 318 feet West of place of beginning; Thence East to point of beginning. Also a tract commencing at a point 967 feet South of Northwest Corner of SW 1/4 of Section 10; Thence in a Northeasterly direction 73\*, 1267 feet; Thence South 670 feet to South line of N1/2 of said SW1/4; Thence West to West line of said SW1/4; Thence North to place of beginning.

**(Property B)**

The S1/2 and NE1/4 of Section 9, Township 15 South, Range 10 East of the 6th P.M.

**(Property C)**

A tract of land located in the South Half of the Southwest Quarter of Section 10, Township 15 South, Range 10 East of the 6th P.M., Wabaunsee County, Kansas, described as follows: Beginning at the Northwest Corner of the said South Half of the Southwest Quarter of said Section 10; thence South along the West line of said Section 10, 1020 Feet; thence in a Northeasterly direction at an angle of 94 degrees 31 minutes to the left 568 Feet; thence at an angle of 73 degrees 39 minutes to the left 286 Feet; thence at an angle of 42 degrees 15 minutes to the right 258 Feet; thence at angle of 20 degrees 55 minutes to the right 388 feet; thence at an angle of 75 degrees 0 minutes to the left 444 feet to the North line of said South Half of said Southwest Quarter at a point 1425 Feet , West of the Northeast Corner of said South Half of said Southwest Quarter; thence West along the North line of said South Half of said Southwest Quarter a distance of 1215 Feet to the Point of Beginning, and in addition thereto the following described tract: A tract in the North Half of said Southwest Quarter of Section 10, Township 15 South, Range 10 East of the 6th P.M., Wabaunsee County, Kansas, described as follows: Commencing at a point 967 Feet South of the Northwest Corner of the Southwest Quarter of said Section 10; thence in a Northeasterly direction 73 degrees 0 minutes a distance of 1267 Feet; thence South 670 Feet to the South Line of the North Half of said Southwest Quarter; thence West along the South line of the North Half of said Southwest Quarter a distance of 1215 Feet to the West line of said South Half of said Southwest Quarter; thence North to the Point of Beginning.

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[The following is/are the last document(s) transferring title of record and are provided for informational purposes only:

**Warranty Deed dated February 17, 1968, executed by Cecil J. Paul and Gertrude M. Paul, his wife; and LeRoy Paul and Elma Paul, his wife, to James M. Collier, filed May 2, 1968, and recorded in Book V219 Page 231. (Property A)**

**Warranty Deed dated March 18, 1994, executed by James M. Collier and Eleanor C. Collier, husband and wife, to Rock Creek Ranch, Inc., a Kansas Corporation filed April 3, 2023, and recorded in Book R263 Page 267. (Property A)**

**Warranty Deed dated October 27, 2023, executed by Rock Creek Ranch, Inc., a Kansas corporation, to Stuart R. Collier Revocable Trust dated January 7, 2008, filed October 31, 2023, and recorded in R266 Page 4. (Property A)**

**Warranty Deed dated May 16, 1983, executed by Ronald H. Fredrickson and Patricia A. Fredrickson, husband and wife, to James M. Collier and Eleanor C. Collier, an undivided 1/2 interest, and Stuart R. Collier, as tenants in common, an undivided 1/2 interest, filed May 20, 1983, and recorded in Book R30 Page 24. (Property B)**

**Warranty Deed dated November 27, 1984, executed by Stuart R. Collier and Kelley L. Collier, husband and wife, to Stuart R. Collier and Kelley L. Collier, as Joint Tenants, filed November 28, 1984, and recorded in Book R35 Page 170. (undivided 1/2 interest) (Property B)**

**Warranty Deed dated December 30, 1998, executed by Stuart R. Collier and Kelly L. Collier, husband and wife, to Rock Creek Ranch, Inc., a Kansas Corporation, filed January 4, 1999, and recorded in Book R92 Page 117. (undivided 1/2 interest) (Property B)**

**Warranty Deed dated March 18, 1994, executed by James M. Collier and Eleanor C. Collier, husband and wife, to Rock Creek Ranch, Inc., a Kansas Corporation, filed April 3, 2023, and recorded in Book R263 Page 267. (Property B)**

**Warranty Deed dated October 27, 2023, executed by Rock Creek Ranch, Inc., a Kansas corporation, to Stuart R. Collier Revocable Trust dated January 7, 2008, filed October 31, 2023, and recorded in Book R266 Page 4. (Property B)**

**Corporation Deed dated March 28, 2011, executed by Rock Creek Ranch, Inc. a Kansas Corporation, to Stuart R. Collier, Trustee of the Stuart R. Collier Revocable Trust dated January 7, 2008, filed April 25, 2011, and recorded in Book R183 Page 5. (Property C)]**

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**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.**
5. **In the event that the subject property is subject to a Homeowners Association which collects dues or other assessments, furnish proof that said sums are paid.**
6. **Require payment of the real estate taxes and any special assessments due and payable therewith for the year 2023.**

**2023 Real Estate Taxes: \$446.28  
ID Number - 00153;cama;302-10-0-00-00-006-00-01 (Property A)**

**2023 Real Estate Taxes: \$4,360.78  
ID Number - 00144;cama;302-09-0-00-00-001-00-01 (Property B)**

**2023 Real Estate Taxes: \$1,767.24  
ID Number - 00151;cama;302-10-0-00-00-003-00-01 (Property C)**

**(The above tax data is provided as a courtesy only, and no liability is assumed by the title company for providing the tax amount. Prior to closing this transaction, a check must be made at the office of the County Clerk to verify that the Identification Number, legal description, general taxes and special assessments are correct and complete.)**

7. **For each policy to be issued and identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions, or requirements after the designation of the Proposed Insured.**
8. **Furnish the Company a properly executed Sellers/Owners Affidavit and Indemnity Form.**

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9. **Furnish Trustee's Deed properly executed by Stuart R. Collier Revocable Trust dated January 7, 2008, to Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below; together with Kansas real estate sales validation questionnaire fully completed and signed to accompany said Deed.**
10. **NOTE: It appears that legal access to captioned property is only available over adjacent property owned by James M. Collier and Eleanor C. Collier; and Rock Creek Ranch, Inc.; Therefore, if either tract is conveyed independently of the other in the future, it will be necessary to obtain legal access to captioned property. (Property C)**
11. **The Company has been advised about a network security incident affecting access to Kansas court systems, including, but not limited to, the ability to search court records and e-file court documents. Once these issues have been resolved, the Company will require an updated search and reserves the right to make additional requirements and/or exceptions as we may deem necessary.**
12. **Return for supplemental report, if necessary.**

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## SCHEDULE B, PART II Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions 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 encumbrance, violation, variation, or adverse circumstance, boundary lines overlap, or encroachment that would be disclosed by an accurate and complete land title survey of the Land.
5. Any lien, or right to lien, for services, labor, material, or equipment 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; also taxes and assessments for the year 2024 and subsequent years.
7. Public roads and highways. (ALL)
8. Wabaunsee County Planning Board and Subdivision Regulations. (ALL)
9. INTENTIONALLY DELETED  
~~Oil and Gas Lease granted to L and B Leasing, Inc., recorded in Book R23 Page 243. (Property A)~~
10. Resolution No. 2004-12, by the Board of County Commissioners, in the matter of the alteration of boundaries to Fire District No. 2, filed July 8, 2004, recorded in R132 Page 144. (ALL)
11. INTENTIONALLY DELETED  
~~Oil and Gas Lease granted to L and B Leasing, Inc., recorded in Book R22 Page 406. (Property B)~~
12. Easement granted to Wabaunsee County, Easement Government Well, filed October 22, 1934, recorded in Book M010 Page 230. (Property A)

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