

Remit Payment To:  
Coffey County Land Title  
424 Neosho  
Burlington, KS 66839

# INVOICE

Billed To:  
TBD

Invoice Date: April 1, 2024  
Please Pay Before:  
Our File Number: ROSS 224-083  
Your Reference Number:

Property:  
21542 S Valencia  
Osage, KS 66523  
Coffey County

Brief Legal:

DESCRIPTION	AMOUNT
Owners Policy: Reg-N \$ __(TO BE DETERMINED)__	
Invoice Total Amount Due	\$ 0.00

 <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.: ROSS 224-083  
Property Address: 21542 S Valencia, Osage, KS 66523

**SCHEDULE A**

- Commitment Date: March 27, 2024 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:
- 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:  
Marilyn J. Ross, a single person
- The Land is described as follows:  
The West Half (W½) of the Northwest Quarter (NW¼) of Section Nine (9), Township Sixteen (16) South, Range Fourteen (14), East of the Sixth Principal Meridian, containing 80 acres, more or less, Osage 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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AMERICAN  
LAND TITLE  
ASSOCIATION



 <b>First American Title™</b>	<b>ALTA Commitment for Title Insurance</b>
	ISSUED BY <b>First American Title Insurance Company</b>
<b>Schedule BI &amp; BII</b>	

Commitment No.: ROSS 224-083

**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, KANSAS REGISTER OF DEEDS OFFICE:

1. A Deed executed by Marilyn J. Ross to TBD.

TO BE FILED IN THE COFFEY COUNTY, KANSAS DISTRICT COURT:

1. NONE AT THIS TIME.

WE NEED THE FOLLOWING DOCUMENTS FOR OUR FILES:

1. NONE AT THIS TIME.

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**Schedule B**  
(Continued)

Commitment No.: ROSS 224-083

**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 2024, and thereafter.
8. 2023 TAXES ON TAX I.D. NO. 08213 were \$1,344.22 and have been PAID IN FULL.
9. Subject to Quit Claim Deed for road purposes recorded January 8, 1936 in the Office of the Register of Deeds of Osage County, Kansas in Book 187, Page 406.
10. Subject to Quit Claim Deed for road purposes recorded July 29, 1960 in the Office of the Register of Deeds of Osage County, Kansas in Book 238, Page 261.
11. Subject to Right-of-Way Easement in favor of Rural Water District No. 7, Osage County, Kansas, recorded October 16, 1972 in the Office of the Register of Deeds of Osage County, Kansas in Book M 15, Page 71.
12. Subject to easements and rights of way for highways, streets, and roads.
13. Subject to Osage County Comprehensive Plan Update- 1983 Zoning Regulations, Subdivision Regulations, recorded March 2, 1984 in the Office of the Register of Deeds of Osage County, Kansas in Book M 41, Page 926 and all the amendments thereto.

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