

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

Issuing Agent: **Joel A. Porter**

Issuing Office: **Woodson County Title**

Issuing Office's ALTA® Registry ID: **1091245**

Loan ID Number:

Commitment Number: **24-141WOC**

Issuing Office File Number: **24-141WOC**

Property Address: **0 RT 3, Iola KS 66749**

Revision Number:

SCHEDULE A COMMITMENT

1. Commitment Date: **April 8, 2024**
2. Policy to be issued:
 - a. 2021 ALTA® Owner's Policy
Proposed Insured: **T/B/D**
Proposed Amount of Insurance: **\$T/B/D** Premium: **T/B/D**
The estate or interest to be insured: **Fee Simple**
 - b. 2021 ALTA® Loan Policy
Proposed Insured: **T/B/D**

Proposed Amount of Insurance: **\$T/B/D** Premium: **T/B/D**
The estate or interest to be insured: **Fee Simple**
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: **Hotel Juliet, LLC, A Kansas Family Farm Limited Agricultural Company** and, as disclosed in the Public Records, has been since **January 21, 2009**
5. The Land is described as follows:

The North Half of the Southeast Quarter (N1/2 SE1/4) of Section Sixteen (16), Township Twenty-five (25) South, Range Eighteen (18), LESS, Commencing at a point on the East line of the Southeast Quarter of Section 16, Township 25 South, Range 18 East, 400 feet South of the Northeast Corner of said Quarter, thence Southerly 937.35 feet to the Southeast Corner of the North Half of said Quarter, thence Westerly along the South line of the North Half of said Quarter 460.0 feet, thence Northerly along a line parallel with said East line 938.3 feet, thence Easterly along a line perpendicular with said East line 460.0 feet to the point of beginning AND the East Half of the Northwest Quarter (E1/2 NW1/4), West of the AT&SF Railroad Right of Way and the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4), all in Section Twenty-two (22), Township Twenty-five (25) South, Range Eighteen (18) East of the Sixth Principal Meridian.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National 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.

ORT Form 4757KS A

Schedule A – ALTA Commitment for Title Insurance 2021 v. 01.00

07/01/2021

**SCHEDULE B I
COMMITMENT
24-141WOC
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.
 - a. Articles of Organization and certificate of good standing for Hotel Juliet, LLC, A Kansas Family Farm Limited Agricultural Company, shall be furnished to the title company, along with documents showing authority and proper signatory requirements to sign on behalf of Hotel Juliet, LLC, A Kansas Family Farm Limited Agricultural Company
 - b. Trust documentation showing proper signatory requirement to sign on behalf of Hanna J Wise Martial Trust B-Non Exempt and Trust documentation showing proper signatory requirement to sign on behalf of Allen F Wise Revocable Trust as members of LLC
 - c. Corporate Deed covering captioned property to be executed from Hotel Juliet, LLC, A Kansas Family Farm Limited Agricultural Company, as grantor, naming T/B/D, as grantee. Deed is to be recorded with the Allen County Register of Deeds.
 - d. T/B/D if a Mortgage is to be executed covering all of the captioned property in the amount of \$T/B/D to secure a loan from T/B/D, as mortgagors, in favor of T/B/D as mortgagee. Mortgage must be recorded with the Allen County Register of Deeds.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National 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.

**SCHEDULE B II
COMMITMENT
24-141WOC
EXCEPTIONS FROM COVERAGE**

Policy Number:

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. **General Taxes for 2024 and subsequent years and special assessments due or payable therewith. Taxes for 2023 AND PRIOR YEARS have been paid. Tax ID#IO00834; Physical address 0 RT 3, Iola, KS 66749; Taxes for 2023 billed at \$872.06; 2024 Taxes will be prorated according to contract terms.**
3. Rights or Claims of parties in possession not shown by the public records
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey of the premises herein described.
5. Any lien, or right to a lien, for services, labor or material heretofore, or hereafter furnished, imposed by law and not shown by the public records
6. Any change in title occurring subsequent to the effective date of this Commitment and prior to the date of issuance of the title policy.
7. Easements or claims of easements not shown by the public records.
8. Easements and rights-of-way for roads, highways and alleys.
9. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
10. Any manufactured/mobile home located on the property set out on Schedule A will NOT be insured under this policy unless it is on a permanent foundation and the title is surrendered. If the manufactured/mobile home located on the property set out on Schedule A is to be insured under this policy this office reserves the right to make additional requirements or exception.
11. Unrecorded easements for water and sewer, if any.
12. The title search for title insurance purposes covers bankruptcies that may be filed in the county where the real estate being insured is located and expressly omits bankruptcies filed in the Bankruptcy court and not recorded in the County where the land is located. If a title search for bankruptcies in the Bankruptcy court is required, you should contact the Trustee in Bankruptcy, Wichita, Kansas, and request a search in the names of the predecessors in title to the property. They will be exceptions from coverage.
13. Subject to a Utility Easement and Right-Of-Way dated April 10, 2017 between Allen Wise, Member of Hotel Juliet, LLC and the City of Iola, Kansas for a utility of water and facilities on, over and through a portion of captioned property. This was recorded on April 19, 2017 in Book 2017 at Page 0516 at the Allen County Register of Deeds.
14. Subject to an United States Department of Agriculture Farmers Home Administration Right-of-Way Easement by R. C. Walton and Flora E. Walton, his wife to Rural Water District No. 7, Allen County, Kansas, a perpetual easement right he right to erect, construct, install, and lay and thereafter use, operate, inspect, repair, maintain, replace and remove a pipeline for the transportation of water for captioned property along the East boundary line. This was dated November 1, 1960 and recorded on February 27, 1961 in Book 62 of Misc. at Page 181 at the Allen County Register of Deeds.
15. Subject to a Resolution to lay a pipe-line for the transportation of water across the county road right-of-way located at captioned property for Rural Water District No. 7, Allen County, Kansas. This was dated November 7, 1960 and recorded on February 27, 1961 in Book 62 of Misc. at Page 171 at the Allen County Register of Deeds.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National 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.