



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

Issuing Agent: Coffey County Land Title
Issuing Office: 424 Neosho, Burlington, KS 66839
Issuing Office's ALTA® Registry ID: 0001151
Commitment No.: 225-345C
Issuing Office File No.: 225-345C
Property Address: 0 170th Rd, Yates Center, KS 66783

SCHEDULE A

1. Commitment Date:
2. Policy to be issued:
 - a. ALTA Own. Policy (06/17/06)
Proposed Insured:
Proposed Amount of Insurance:
The estate or interest to be insured: Fee Simple
 - b. ALTA Loan Policy (06/17/06)
Proposed Insured:
Proposed Amount of Insurance:
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: .
5. The Land is described as follows:
The West Half of the Northeast Quarter (W½ NE¼) and the North Half of the Northwest Quarter (N½ NW¼) and the , all in Section Seventeen (17), Township Twenty-four (24) South, Range Fifteen (15), East of the Sixth Principal Meridian, Woodson County, Kansas.

First American Title Insurance Company

By: 
Coffey County Land Title

This page is only a part of a 2021 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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SCHEDULE B, PART I - Requirements

Commitment No.: 225-345C

File No.: 225-345C

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:

1. An Administrator's Deed executed by CoreFirst Bank and Trust to TBD.
2. A new Mortgage if needed.

TO BE FILED IN WOODSON COUNTY DISTRICT COURT:

1. A transcript of Probate Case No. SN-2025-PR-000092 In the Matter of the Estate of Jacque L. Young, deceased, filed in the District Court of Shawnee County, Kansas.

TO BE FILED IN SHAWNEE COUNTY DISTRICT COURT:

1. Order Approving Sale of Real Estate in Case No. SN-2025-PR-000092 In the Matter of the Estate of Jacque L. Young, deceased.

WE NEED THE FOLLOWING DOCUMENTS FOR OUR FILES:

1. A signed and notarized Owners Affidavit.
2. A signed written statement from Troy Birk and Brandon Birk that they have exercised the Right of First Refusal. (copy in file)

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SCHEDULE B
(Continued)

Commitment No.: 225-345C
File No.: 225-345C

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 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, unless such lien is shown by the Public Records at Date of Policy.
6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
7. General taxes and special assessments for the year 2026 and subsequent years, not yet due and payable.
8. 2025 Taxes on Tract #LB1161 were \$3,676.36 and are Paid in Full. (Includes additional acreage)
9. 2025 Special Assessment on Tract #LB1161 were \$12.72 and are Paid in Full.
10. Farm Lease executed by Rachel John, a widow and Harld L. John, and Ervin John, Lessors and Freddie Rich, Lessee, for the term of 3 years, dated October 9, 1978, filed in Book 48, pages 214-216 in the Office of the Register of Deeds of Woodson County, Kansas. (W $\frac{1}{2}$ NE $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$; S $\frac{1}{2}$ NW $\frac{1}{4}$)

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