



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

Issuing Agent: **Kansas Secured Title, Inc.**
Issuing Office: **606 N Main, Hutchinson, KS 67501**
Issuing Office's ALTA Registry ID: **0048818**
Loan ID Number:
Commitment Number: **KSBU4371**
Property Address: **0 Avenue J, Lyons, KS 67554**

SCHEDULE A

1. Commitment Date:

04/24/2026 at 7:00 AM

2. Policy to be issued:

ALTA 2021 Owners Policy

\$1,000.00

Proposed Insured:

THE ESTATE OF VELMA L. REISS, DECEASED

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:

Velma L. Reiss

5. The Land is described as follows:

THE NORTHEAST QUARTER (NE/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 9 WEST OF THE 6TH PM, RICE COUNTY, KANSAS.

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Kansas - 2021 v. 01.00 (07-01-2021)

COMMITMENT FOR TITLE INSURANCE

Issued by

Fidelity National Title Insurance Company

By its Agent:

Kansas Secured Title, Inc.
606 N Main, Hutchinson, KS 67501
(620) 577-7050

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 made 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. FURNISH executed Affidavit and Indemnification as prescribed by the Company.
6. **For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured and Amount of Insurance, 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.**
7. **Record Executor's Deed from RALPH E REISS, Executor of the Estate of VELMA L REISS, Deceased, to THE ESTATE OF VELMA L. REISS, DECEASED, which must recite that it is given under powers granted in the will of decedent, and recites the actual consideration therefore, together with Kansas Real Estate Validation Questionnaire fully completed and signed to accompany said Deed.**

NOTE TO CLOSER: Contact the attorney for the estate, Michael J Coffman with Coffman & Campbell, LLC 785-828-4431, for preparation of the Executor's Deed.

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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 a 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 which are not shown as existing liens by the Public Records.
7. **General and special taxes for the year 2025 and subsequent years.**
8. **Terms and provisions of Oil and Gas Lease recorded JUNE 20, 1975, in Book 77, Page [64](#), for the purposes of mining and operating for oil and gas for a term of 3 year(s) from date and as long thereafter as oil and gas or either of them is produced from said land.**

We follow the mineral title no further.

9. **Terms and provisions of Oil and Gas Lease recorded MARCH 07, 1986, in Book 109, Page [639](#), for the purposes of mining and operating for oil and gas for a term of 5 year(s) from date and as long thereafter as oil and gas or either of them is produced from said land.**

We follow the mineral title no further.

10. **Terms and provisions of Oil and Gas Lease recorded MAY 27, 2004, in Book 137, Page [190](#), for the purposes of mining and operating for oil and gas for a term of 3 year(s) from date and as long thereafter as oil and gas or either of them is produced from said land. Affidavit of Compliance recorded SEPTEMBER 4, 2007 in Book 144, Page [671](#).**

We follow the mineral title no further.

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11. Terms and provisions of Oil and Gas Lease recorded MAY 27, 2004, in Book 137, Page [194](#), for the purposes of mining and operating for oil and gas for a term of 3 year(s) from date and as long thereafter as oil and gas or either of them is produced from said land. Affidavit of Compliance recorded SEPTEMBER 4, 2007 recorded in Book 144, Page [673](#).

We follow the mineral title no further.

12. Terms and provisions of Oil and Gas Lease recorded MAY 19, 2025, in Book 168, Page [961](#), for the purposes of mining and operating for oil and gas for a term of 3 year(s) from date and as long thereafter as oil and gas or either of them is produced from said land.

We follow the mineral title no further.

13. Mineral Deed recorded MAY 27, 2025, in Book 168, Page [968](#), for the purposes of conveyance of mineral rights.

We follow the mineral title no further.

14. Terms and provisions of Oil and Gas Lease recorded JUNE 09, 2025, in Book 168, Page [986](#), for the purposes of mining and operating for oil and gas for a term of 3 year(s) from date and as long thereafter as oil and gas or either of them is produced from said land.

We follow the mineral title no further.

15. Terms and provisions of Oil and Gas Lease recorded JUNE 09, 2025, in Book 168, Page [989](#), for the purposes of mining and operating for oil and gas for a term of 3 year(s) from date and as long thereafter as oil and gas or either of them is produced from said land.

We follow the mineral title no further.

16. Terms and provisions of Oil and Gas Lease recorded JUNE 16, 2025, in Book 168, Page [997](#), for the purposes of mining and operating for oil and gas for a term of 3 year(s) from date and as long thereafter as oil and gas or either of them is produced from said land.

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