



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.: 226-014
 Issuing Office File No.: 226-014
 Property Address: 15480 NE Satchell Creek Rd, Cassoday, KS 66842

SCHEDULE A

1. Commitment Date: March 26, 2026 at 07:00 AM
2. Policy to be issued:
 - a. ALTA Own. Policy (07/01/21)
 Proposed Insured: TBD
 Proposed Amount of Insurance:
 The estate or interest to be insured: Fee Simple
 - b. ALTA Loan Policy (07/01/21)
 Proposed Insured: TBD
 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:

James F. Hoy and Catherine J. Hoy, Trustees of the Hoy Family Revocable Trust dated October 17, 2007.

5. The Land is described as follows:

Tr. I: The West Half of the Southwest Quarter (W½ SW¼) of Section Fifteen (15), Township Twenty-three (23) South, Range Seven (7), East of the Sixth Principal Meridian, Butler County, Kansas: LESS a Tract Beginning at the Southwest Corner of the Southwest Quarter (W½ SW¼) of Section Fifteen (15), Township Twenty-three (23) South, Range Seven (7), thence North 445 feet; thence East 300 feet; thence South 445 feet; to the South Line of said Southwest Quarter (SW¼); thence West 300 feet to the Place of Beginning. Subject to public road.

Tr. II: The Southeast Quarter of the Northwest Quarter (SE¼ NW¼), EXCEPT the North 30 acres thereof,
 The Southwest Quarter of the Northeast Quarter (SW¼ NE¼), EXCEPT the North 30 acres thereof,
 The Northwest Quarter of the Southeast Quarter (NW¼ SE¼), all in Section Fifteen (15), Township Twenty-three (23) South, Range Seven (7), East of the Sixth Principal Meridian, Butler County, Kansas. Subject to public road.

TOGETHER WITH

The Northeast Quarter of the Northwest Quarter (NE¼ NW¼);
 The Northwest Quarter of the Northeast Quarter (NW¼ NE¼);
 The East Half of the Northeast Quarter (E½ NE¼);
 The Northeast Quarter of the Southeast Quarter (NE¼ SE¼);

LESS 7.68 acres for Kansas Turnpike Authority and also LESS 0.51 acres for the Kansas Turnpike Authority, all in Section Fifteen (15), Township Twenty-three (23) South, Range Seven (7), East of the Sixth Principal Meridian, Butler County, Kansas. Subject to

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SCHEDULE A
(Continued)

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public road.

First American Title Insurance Company

By: 
Coffey County Land Title

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SCHEDULE B, PART I - Requirements

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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. Mortgage from to , securing the principal amount of \$

TO BE PAID TO THE BUTLER COUNTY TREASURER:

1. TR I: REQUIRE PAYMENT OF THE 2025 TAXES ON #30-175000 IN THE AMOUNT OF \$1,846.66 PLUS ANY PENALTIES AND INTEREST.
2. TR II: REQUIRE PAYMENT OF THE 2024 TAXES ON #30-164000 IN THE AMOUNT OF \$730.54 PLUS ANY PENALTIES AND INTEREST.
3. TR II: REQUIRE PAYMENT OF THE 2025 TAXES ON #30-164000 IN THE AMOUNT OF \$759.78 PLUS ANY PENALTIES AND INTEREST.

TO BE FILED IN THE BUTLER COUNTY REGISTER OF DEEDS:

1. A Death Certificate for Catherine J. Hoy.
2. A Death Certificate for James F. Hoy.
3. A Release of Mortgage executed by James Franklin Hoy, a/k/a James F. Hoy, single, and James Franklin Hoy a/k/a James F. Hoy, Trust of the Hoy Family Revocable Trust dated October 17, 2007, to Frontier Farm Credit, FLCA, in the amount of [REDACTED] dated October 3, 2024, filed October 4, 2024 at 1:45:26 P.M. and recorded in Book 2024 page 7310 in the Office of the Register of Deeds of Butler County, Kansas. (this mortgage also covers 2 additional tracts)
4. A Trustees Deed executed by the Successor Trustee of the Hoy Family Revocable Trust dated October 17, 2007, to TBD.
5. A new Mortgage if needed.
6. THERE MAY BE A DISCREPANCY ON THE TRACT THAT IS LESSED OUT FOR THE CEMETERY. A SURVEY MAY BE NEEDED TO CORRECT THIS.

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SCHEDULE B
(Continued)

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TO BE FILED IN THE BUTLER COUNTY DISTRICT COURT:
NONE AT THIS TIME

WE NEED THE FOLLOWING DOCUMENTS FOR OUR FILES:

1. A signed and notarized Owners Affidavit
2. A copy of the Hoy Family Revocable Trust dated October 17, 2007 and any amendments.

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SCHEDULE B
(Continued)

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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 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. Trs I-II: Rights and Liabilities in connection with the Organization of the Upper Walnut Watershed Joint District Number 33 of Butler and Chase Counties, Kansas, of which the real estate in question is a part as evidenced by Petition to Create said Watershed filed in Book 236, at page 13 in the Office of the Register of Deeds of Butler County, Kansas.
9. Trs. I-II: Order Creating and Establishing Watershed District filed in Book 262 at page 85 in the Office of the Register of Deeds of Butler County, Kansas.
10. Tr. I: Right of Way Easement by Ken L. Hoy and Martiel Hoy, his wife to Rural Water Dist. #3, Butler County, Kansas, 30' along the south side parallel and adjacent to the road right of way, dated March 7, 1989, filed March 10, 1989 at 4:00 P.M. and recorded in Misc Book 435, pages 452-453 in the Office of the Register of Deeds of Butler County, Kansas.
11. Trs. I-II: Deed of Conservation Easement between, James F. Hoy and Catherine J. Hoy, husband and wife and James F. Hoy and Catherine J. Hoy, Trustees of the Hoy Family Revocable Trust dated October 17, 2007 in favor of Kansas Livestock Association Ranchland Trust, Inc. for the purpose of conserving the open spaces and natural ecosystems of Kansas farm and ranch land on this property, dated December 20, 2007, filed December 21, 2007 at 3:56:08 P.M. and recorded 2008 at page 6828 in the Office of the Register of Deeds of Butler County, Kansas.
12. Tr. I: Report of Survey by Aaron C. Davis, January 17, 2008, filed January 22, 2008 at 1:25:23 P.M. and recorded in Book 2008, page 7706 in the Office of the Register of Deeds of Butler County, Kansas.

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