



First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Schedule A

Issuing Agent:
Coffey County Land Title Co., Inc.
424 Neosho
Burlington, KS 66839
Phone: (620)364-2440

ALTA® Universal ID: 0029666
Commitment No.: 218-180
Property Address: 0 Reaper Rd, LeRoy, KS 66857

SCHEDULE A

1. Commitment Date: July 24, 2018 at 08:00 AM
2. Policy to be issued:
 - (a) ☒ ALTA® ALTA Own. Policy (06/17/06) Policy
Proposed Insured: **TBD**
Proposed Policy Amount: **TBD**
 - (b) ☒ ALTA® ALTA Loan Policy (06/17/06) Policy
Proposed Insured: **TBD**
Proposed Policy Amount: **TBD**
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:
Allen Lankton and Juanita M. Lankton, fka Juanita M. Wright, husband and wife
5. The Land is described as follows:
The South Half of the Northeast Quarter (S ½ NE ¼) of Section Twenty-one (21), Township Twenty-two (22) South, Range Sixteen (16), East of the Sixth Principal Meridian, LESS the following tract of land, Beginning at the Northwest corner of the South Half of the Northeast Quarter (S ½ NE ¼) of Section Twenty-one (21), Township Twenty-two (22) South, Range Sixteen (16), East of the Sixth Principal Meridian, Coffey County, Kansas; thence East along the North Line of said South Half of the Northeast Quarter (S ½ NE ¼) on an assumed bearing of South 89°29'50" East a distance of 235.71 feet; thence South 41°31'48" East a distance of 650.35 feet; thence South 00°06'18" East a distance of 120.00 feet; thence North 89°29'50" West a distance of 666.04 feet to the West Line of said Northeast Quarter (NE ¼); thence North 00°06'18" West a distance of 603.09 feet to the Point of Beginning.

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



Schedule A
(Continued)

Commitment No.: 218-180

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Coffey County Land Title Co., Inc.

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AMERICAN
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Schedule B
(Continued)

Commitment No.: 218-180

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 2018, and thereafter.
8. Total 2017 taxes on Tract #106331 were \$958.26 and are paid in full.
9. A Road Easement from Juanita M. Wright, a widow, now remarried, nka Juanita M. Lankton and Allen Lankton, wife and husband, to Coffey County, Kansas, dated September 11, 1989, filed October 4, 1989 at 9:45 A.M. and recorded in Book HH, Misc. page 637 in the Office of the Register of Deeds of Coffey County, Kansas.
10. A Road Easement from Juanita M. Wright, widowed, nka Juanita M. Lankton and Allen Lankton, wife and husband, to Coffey County, Kansas, dated October 12, 1990, filed November 29, 1990 at 8:30 A.M. and recorded in Book JJ, Misc., page 506 in the Office of the Register of Deeds of Coffey County, Kansas.
11. A Survey by Fred J. Walrod, 5 acres, dated August 6, 2014, filed August 8, 2014 at 9:55 A.M. and recorded in Book 3K, Misc., page 401 in the Office of the Register of Deeds of Coffey County, Kansas.
12. A Survey by Fred J. Walrod, 1.83 acres, dated August 20, 2014, filed August 21, 2014 at 1:05 P.M. and recorded in Book 3K, Misc., page 411 in the Office of the Register of Deeds of Coffey County, Kansas.

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Schedule B
(Continued)

Commitment No.: 218-180

13. An Oil and Gas Lease from Juanita M. Wright, a widow and not now remarried, to D.J. Schmidt, for a term of 3 years and as long thereafter as there is production, dated February 24, 1977, filed February 21, 1977 at 11:30 A.M. and recorded in Book 21, O&G, pages 28-29 in the Office of the Register of Deeds of Coffey County, Kansas.
14. An Affidavit of Production from Edward Birk, aka Edward E. Birk, aka Eddie Birk, aka Ed Birk, Brian Birk, aka Brian L. Birk, Linda K. Birk and Laura C. Birk and Birk Oil Company, dated August 6, 2014, filed August 8, 2014 at 12:25 P.M. and recorded in Book 42, O&G, pages 284-289 in the Office of the Register of Deeds of Coffey County, Kansas.

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