 <b>First American Title™</b>	<b>ALTA Commitment for Title Insurance</b>
<b>Schedule A</b>	ISSUED BY <b>First American Title Insurance Company</b>
	Issuing Agent: Coffey County Land Title Co., Inc. 424 Neosho Burlington, KS 66839 Phone: (620)364-2440

ALTA® Universal ID: 0029666  
Commitment No.: 218-258  
Property Address: 575 Wayside Rd, LeRoy, KS 66857

### SCHEDULE A

- Commitment Date:
- Policy to be issued:

(a) <input checked="" type="checkbox"/> ALTA® ALTA Own. Policy (06/17/06) Policy Proposed Insured: <b>TBD</b>	Proposed Policy Amount: <b>TBD</b>
(b) <input checked="" type="checkbox"/> ALTA® ALTA Loan Policy (06/17/06) Policy Proposed Insured: <b>TBD</b>	Proposed Policy Amount: <b>TBD</b>
- The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
- Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:  
Rhonda E. West, a single person
- The Land is described as follows:  
The South Half of the Northwest Quarter (S½ NW¼) and the Southwest Quarter (SW¼) of Section Twenty-eight (28), in Township Twenty-two (22), of Range Seventeen (17), East of the Sixth Principal Meridian, Coffey County, Kansas.

### FIRST AMERICAN TITLE INSURANCE COMPANY

By:   
Coffey County Land Title Co., Inc.


*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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 <b>First American Title™</b>	<b>ALTA Commitment for Title Insurance</b> <small>ISSUED BY</small> <b>First American Title Insurance Company</b>
<b>Schedule BI &amp; BII</b>	

Commitment No.: 218-258

**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 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 COFFEY COUNTY REGISTER OF DEEDS:

1. A Deed executed by Ronda E. West, a single person, TBD.
2. A new Mortgage if required.

TO BE FILED IN DISTRICT COURT:  
NONE.

WE NEED THE FOLLOWING DOCUMENTS FOR OUR FILES:

1. A copy of the West Living Trust, dated April 12, 1990 and any amendments.

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**Schedule B**  
(Continued)

Commitment No.: 218-258

**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 year 2018, and thereafter.
8. 2017 taxes on Tract #107010 were \$2,527.28 and are paid in full.
9. Permanent Easement (NW¼) executed by Robert L. and Roberta M. West, Husband and wife, to Coffey County, Kansas, dated August 30, 1988, filed October 6, 1988 at 8:00 A.M. and recorded in Book GG, Misc., page 552 in the Office of the Register of Deeds of Coffey County, Kansas.
10. Permanent Easement (SW¼) executed by Robert L. and Roberta M. West, Husband and wife, to Coffey County, Kansas, dated August 30, 1988, filed October 6, 1988 at 8:00 A.M. and recorded in Book GG, Misc., page 553 in the Office of the Register of Deeds of Coffey County, Kansas.
11. Oil and Gas Lease executed by Robert L. West and Robert M. West, Individually and as Trustees, to Ed Birk and Brian Birk, for a period of 5 years, dated February 2, 2011, filed February 22, 2011 at 3:00 P.M. and recorded in Book 41, O&G, pages 175-176 in the Office of the Register of Deeds of Coffey County, Kansas.
12. Affidavit of Production executed by Edward Birk, a/k/a Edward E. Birk, a/k/a Eddie Birk, a/k/a Ed Birk, Brian Birk,

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**Schedule B**  
(Continued)

Commitment No.: 218-258

a/k/a Brian L. Birk, Linda K. Birk, and Laura C. Birk, and Birk Oil Company, dated August 6, 2014, filed August 14, 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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