
 <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.: 218-264  
Property Address: Rt. 2, Colony, KS 66015

### SCHEDULE A

- Commitment Date: October 5, 2018 at 07:00 PM
- Policy to be issued:
  - ☒ ALTA® ALTA Own. Policy (06/17/06) Policy  
Proposed Insured: TBD  
Proposed Policy Amount: TBD
  - ☒ ALTA® ALTA Loan Policy (06/17/06) Policy  
Proposed Insured: TBD  
Proposed Policy Amount: TBD
- 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:  
Randall R. West and Karon L. West, Trustees under the Randall R. and Karon L. West Living Trust, dated September 7, 2006
- The Land is described as follows:  
The West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section Twenty-six (26), Township Twenty-two (22) South, Range Seventeen (17), East of the Sixth Principal Meridian, Anderson, 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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AMERICAN  
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 <b>First American Title™</b>	<b>ALTA Commitment for Title Insurance</b>
<b>Schedule BI &amp; BII</b>	ISSUED BY <b>First American Title Insurance Company</b>

Commitment No.: 218-264

**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 AT THE OFFICE OF THE ANDERSON COUNTY REGISTER OF DEEDS:

1. A Trustees Deed and Affidavit executed by Randall R. West and Karon L. West, Trustees under the Randall R. and Karon L. West Living Trust, dated September 7, 2006 to TBD.
2. A New Mortgage, if required.

TO BE FILED AT ANDERSON COUNTY DISTRICT COURT:  
NONE

WE NEED THE FOLLOWING DOCUMENTS FOR OUR FILE.

1. A copy of the Randall R. and Karon L. West Living Trust, dated September 7, 2006, and any amendments prior to closing.

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**Schedule B**  
(Continued)

Commitment No.: 218-264

**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. Total 2017 taxes on Tax ID #07200060 were \$351.34 and are paid in full.
9. Terms and provisions of the oil and gas lease dated January 10, 2002, filed April 10, 2002 at 11:10 A.M. recorded in Book 17, O&G, page 65, between Robert L. West and Roberta M. West, Trustees for the West Living Trust, lessors and Quest Oil & Gas Corporation, lessee.
10. Resolution No. 99 03 22: 01, Order Vacating Roads, by the Board County Commissioners of Anderson County, Kansas, recorded in Book 85, Mcl., at page 101, vacating public road to-wit: Beginning at the Southwest corner of Sec. 26, Twp. 22, Rng. 17, thence North on the County line for a distance of one mile to the Northwest corner of said Sec. 26 as shown in Anderson County Road Record Book #3, at page 48.
11. Terms and provisions of the oil and gas lease dated May 3, 2012, filed October 8, 2012 at 3:50 P.M., recorded in Book 21, O&G, at page 131, between West Living Trust, dated April 12, 1990, lessors and Edward E. Birk and Brian L. Birk, lessee.

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**Schedule B**  
(Continued)

Commitment No.: 218-264

12. Financing statements, if any, affecting crops growing or to be grown on the land in question. No liability is assumed hereunder for financing statements not recorded in the Real Estate Records, which may affect crops growing or to be grown on the land above described.
13. Tenancy rights of any party by virtue of either oral or written leases, whether leases for pasture or cultivated, whether annual, fixed term, month to month or otherwise, regarding the land or any improvement or premises thereon.
14. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metal, coal, lignite, oil, gas, uranium, clay, rock, sand and gravel located in, on, or under the land or produced from the land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the public records or are shown in Schedule B.
15. Rights of the public, State of Kansas, County of Anderson and the Municipality in and to that part of the premises in question, if any, taken or used for road purposes.

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