

 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.: 219-035
Property Address: 461 Native Rd, LeRoy, KS 66857

SCHEDULE A

1. Commitment Date: February 19, 2019 at 08:00 AM
2. Policy to be issued:

(a) ☒ ALTA® ALTA Own. Policy (06/17/06) Policy

Proposed Insured:

Proposed Policy Amount:

(b) ☒ ALTA® ALTA Loan Policy (06/17/06) Policy

Proposed Insured:

Proposed Policy Amount:
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:

Glenna J. Parmely, Trustee of The Glenna J. Parmely Trust dated August 28, 1992 - Undivided 1/2 interest

William H. Parmely, Trustee of The William H. Parmely Trust dated August 28, 1992 - Undivided 1/2 interest
5. The Land is described as follows:

Tract I:

The Northwest Quarter (NW ¼) of Section Thirty-six (36), Township Twenty-two (22) South, Range Fifteen (15), East of the Sixth Principal Meridian, Coffey County, Kansas, LESS the following tract of land:

Beginning at the Northwest corner of the Northwest Quarter (NW ¼) of Section Thirty-six (36), Township Twenty-two (22) South, Range Fifteen (15), East of the Sixth Principal Meridian, Coffey County, Kansas; thence South along the West Line of said Northwest Quarter (NW ¼) a distance of 900.00 feet, more or less, to the center of Big Creek; thence in a Northeasterly direction down the center of said Big Creek to the intersection of the center of said Big Creek and the North Line of said Northwest Quarter (NW ¼); thence West along said North Line of the Northwest Quarter (NW ¼) a distance of 755.00 feet, more or less, to the Point of Beginning.

Tract II:

The Southwest Quarter of the Northeast Quarter (SW ¼ NE ¼) of Section Thirty-six (36), Township Twenty-two (22) South, Range Fifteen (15), East of the Sixth Principal Meridian, Coffey County, Kansas.

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.

Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.



Schedule A
(Continued)

Commitment No.: 219-035

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.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN
LAND TITLE
ASSOCIATION



 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Schedule BI & BII	

Commitment No.: 219-035

**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 COFFEY COUNTY REGISTER OF DEEDS:

1. A Trustees Deed and Affidavit executed by Glenna J. Parmely, Trustee of The Glenna J. Parmely Trust dated August 28, 1992 - Undivided 1/2 interest, and William H. Parmely, Trustee of The William H. Parmely Trust dated August 28, 1992 - Undivided 1/2 interest, to TBD.
2. Survey to be filed.
3. A New Mortgage properly executed, if required.
4. An Affidavit of Non Production for Oil and Gas Leases listed on Schedule B, if they are no longer valid leases.

TO BE FILED AT COFFEY COUNTY DISTRICT COURT:
NONE

WE NEED THE FOLLOWING DOCUMENTS FOR OUR FILE:

1. A signed and notarized Owners Affidavit.
2. A copy of the William H. Parmely Trust dated August 28, 1992 and any new amendments thereto prior to closing.
3. A copy of the Glenna J. Parmely Trust dated August 28, 1992 and any new amendments thereto prior to closing.

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.

Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.



Schedule B
(Continued)

Commitment No.: 219-035

4. A copy of The Trust Company Trust (Successor to Parmely Trusts)

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.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Schedule B
(Continued)

Commitment No.: 219-035

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 2019, and thereafter.
8. Tr. I: Total 2018 taxes on Tract I #106126 were \$2,867.74 and are paid in full.
Tr. II: Total 2018 taxes on Tract II #106127 were \$125.84 and are paid in full.
9. A Right-of-Way Easement from Dorothy Dehaven, a widow and not remarried to Rural Water District #2, dated April 25, 1972, filed August 8, 1972 at 2:00 P.M. and recorded in Book Q, Misc., pages 76-77 in the Office of the Register of Deeds of Coffey County, Kansas.
10. An Easement from William H. Parmely to Kansas Gas & Electric Co., dated January 17, 1991, filed February 28, 1991 at 1:10 P.M. and recorded in Book KK, Misc., page 59 in the Office of the Register of Deeds of Coffey County, Kansas.
11. An Oil and Gas Lease from William H. Parmely, Trustee of The William H. Parmely Trust and Glenna J. Parmely Trustee of the Glenna J. Parmely Trust dated August 28, 1992 to Edward E. Birk and Brian L. Birk for a term of 3 years and as long thereafter as there is production, dated July 12, 2010, filed July 28, 2010 at 11:40 A.M. and recorded in Book 41, O&G, pages 115-117 in the Office of the Register of Deeds of Coffey County, Kansas.

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.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.

AMERICAN
LAND TITLE
ASSOCIATION

