



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.: 219-126
Property Address: 670 Reaper Ln, LeRoy, KS 66857

SCHEDULE A

1. Commitment Date: May 1, 2019 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:
1/3 Interest: Leona M. Buss as Trustee of the Leona M. Buss Trust
1/3 Interest: Harlin L. Huskey and Arlene K. Huskey as Trustees of the Huskey Family Revocable Living Trust
U/T/D 11/27/2012
1/3 Interest: RCKO Enterprises, LLC
5. The Land is described as follows:
Tract I: South Half of the Southeast Quarter (S 1/2 SE 1/4) of Section Fifteen (15), Township Twenty-two (22) South, Range Sixteen (16), East of the Sixth Principal Meridian, Coffey County, Kansas.

Tract II: Northwest Quarter (NW 1/4) of Section Twenty-two (22), Township Twenty-two (22) South, Range Sixteen (16), 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.

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Schedule A
(Continued)

Commitment No.: 219-126

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Coffey County Land Title Co., Inc.


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

Commitment No.: 219-126

**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 PAID AT COFFEY COUNTY TREASURERS OFFICE:

1. Total 2018 taxes on Tract I #108401 are 923.96 and Tract II #106334 are \$1,091.90. Both are half paid and second half is to be paid at closing.

TO BE FIELD AT THE OFFICE OF THE COFFEY COUNTY REGISTER OF DEEDS:

1. 1/3 interest: A Trustee Deed and Affidavit executed by Leona M. Buss as Trustee of the Leona M. Buss Trust to TBD.
2. 1/3 Interest: A Trustees Deed and Affidavit executed by Harlin L. Huskey and Arlene K. Huskey as Trustees of the Huskey Family Revocable Living Trust U/T/D 11-27-2012 to TBD.
3. 1/3 Interest: A.Warranty Deed executed by RCKO Enterprises, LLC to TBD.
4. A FULL Release of Mortgage executed by RCKO Enterprises, LLC to Farmers State Bank of Aliceville in the amount of _____ dated February 13, 2013, filed February 15, 2013 at 2:00 P.M. and recorded in Book 262, Mtgs., page 125.
5. A New Mortgage, if required.

**TO BE FILED AT COFFEY COUNTY DISTRICT COURT:
NONE**

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Schedule B
(Continued)

Commitment No.: 219-126

1. A copy of the Leona M. Buss Trust and any amendments thereto prior to closing.
2. A copy of the Huskey Family Revocable Living Trust U/T/D 11/27/2012 and any amendments prior to closing.
3. Articles of Organization and Operating Agreement for RCKO Enterprises, LLC.

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Schedule B
(Continued)

Commitment No.: 219-126

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. Tract I: An Easement from Arthur Klaus to Kansas Gas & Electric Co., dated September 11, 1968, filed June 18, 1969 at 9:30 A.M. and recorded in Book N, Misc., page 402 in the Office of the Register of Deeds of Coffey County, Kansas.
9. Tract I: An Easement from Arthur Klaus and Hilda C. Klaus, husband and wife, to Coffey County Rural Water Dist. #3, dated January 22, 1970, filed October 11, 1971 at 8:00 A.M. and recorded in Book P, Misc., page 230 in the Office of the Register of Deeds of Coffey County, Kansas.
10. Tract I: An Easement from Chloe Y. Klaus, manager, to Kansas Gas and Electric Company, along East side of property, dated March 27, 2013, filed May 6, 2013 at 12:35 P.M. and recorded in Book 3J, Misc., pages 73-76 in the Office of the Register of Deeds of Coffey County, Kansas.
11. Tract I: An Easement from Leona M. Buss to Kansas Gas and Electric Company, dated March 28, 2013, filed May 6, 2013 at 12:35 P.M. and recorded in Book 3J, Misc., pages 77-80 in the Office of the Register of Deeds of

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Schedule B
(Continued)

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Coffey County, Kansas.

12. Tract I: An Easement from Arlene E. Huskey and Harlin Huskey to Kansas Gas and Electric Company, dated March 28, 2013, filed May 6, 2013 at 12:35 P.M. and recorded in Book 3J, Misc., pages 81-84 in the Office of the Register of Deeds of Coffey County, Kansas.
13. Tract I&II: A Permanent Easement from Raymond Klaus, Leona M. Buss and Arlene K. Husky to Coffey County for Road Right-of-Way, dated February 12, 2004, filed June 1, 2004 at 1:00 P.M. and recorded in Book YY, Misc., page 301 in the Office of the Register of Deeds of Coffey County, Kansas.
14. Tract I&II: An Oil and Gas Lease between RCKO Enterprises, LLC, Leona M. Buss, Arlene K. Husky, and Edward Birk and Brian Birk, dated March 31, 2008, filed March 31, 2008 at 2:10 P.M. and recorded in Book 40, O&G, pages 354-357 in the Office of the Register of Deeds of Coffey County, Kansas.

All Assignments, Mortgages, Affidavit, UCC Financing Statements pertaining to this lease.

15. Tract I&II: An Easement from Chloe X. Klaus and Raymond H. Klaus, members to Coffey County, RWD #3, along North side of property, dated January 8, 2014, filed May 28, 2014 at 11:00 A.M. and recorded in Book 3K, Misc., page 255 in the Office of the Register of Deeds of Coffey County, Kansas.
16. Tract I&II: An Easement from Harlin L. Huskey and Arlene K. Huskey as Trustees of the Huskey Family Revocable Trust dated November 27, 2012, along North side of property, dated November 1, 2013, filed May 28, 2014 at 11:00 A.M. and recorded in Book 3K, Misc., page 256 in the Office of the Register of Deeds of Coffey County, Kansas.
17. Tract I&II: An Easement from Leona M. Buss to Coffey Co. RWD #3, dated November 12, 2013, filed May 28, 2014 at 11:00 A.M. and recorded in Book 3K, Misc., page 257 in the Office of the Register of Deeds of Coffey County, Kansas.
18. Tract I&II: An Affidavit of Production from Edward Krik, aka Edward E. Birk, aka Eddie Birk, aka Ed Birk, Brian Birk, aka Brian L. Birk and Linda K. Birk and Laura C. Birk, Birk Oil Company, dated August 6, 2014, filed August 8, 2014 at 12:25 P.M. and recorded in Book 42, O&G, page 284 in the Office of the Register of Deeds of Coffey County, Kansas.
19. Tract II: A Right-of-Way Easement from Arthur Klaus and Hilda C. Klaus, husband and wife, to Coffey County Rural Water Dist. #3, dated November 18, 1971, filed December 2, 1971 at 10:30 A.M. and recorded in Book P, Misc., page 383 in the Office of the Register of Deeds of Coffey County, Kansas.

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