



**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.: TBD 219-292  
Property Address: 24th Rd, Waverly, KS 66871

### SCHEDULE A

1. Commitment Date: October 4, 2019 at 08:00 AM
2. Policy to be issued:
  - (a) ☒ ALTA® ALTA Own. Policy (06/17/06) Policy Proposed Policy Amount:  
Proposed Insured:  
TBD
  - (b) ☒ ALTA® ALTA Loan Policy (06/17/06) Policy Proposed Policy Amount:  
Proposed Insured:  
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:  
Danielle M. Askins, An Undivided ½ interest  
Clayton B. Dorcas, An undivided ½ interest.
5. The Land is described as follows:  
The Southeast Quarter (SE¼) of Section Twenty-two (22), Township Nineteen (19) South, Range Sixteen (16), East of the Sixth Principal Meridian, Coffey County, Kansas, LESS the following described tract:  
  
A tract beginning at the Southeast corner of the Southeast Quarter (SE¼) of Section Twenty-two (22), Township Nineteen (19) South, Range Sixteen (16), East of the Sixth Principal Meridian, Coffey County, Kansas; thence North along the Section Line on a record bearing of North 00°10'26" West a distance of 674.00 feet; thence South 88°26'26" West a distance of 282.89 feet; thence South 69°01'14" West a distance of 311.66 feet; thence South 76°57'05" West a distance of 469.62 feet; thence South 52°55'07" West a distance of 371.41 feet; thence South 00°03'21" West a distance of 226.00 feet to the Southwest Corner of the East Half of the Southeast Quarter (E½ SE¼); thence North 89°56'51" East a distance of 1,329.74 feet to the Point of Beginning.

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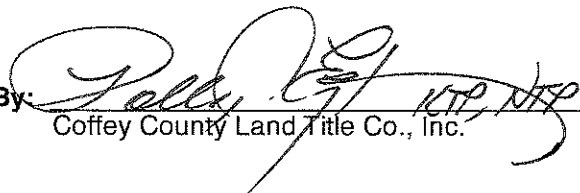
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**Schedule A**  
(Continued)

Commitment No.: TBD 219-292

**FIRST AMERICAN TITLE INSURANCE COMPANY**

By:   
Coffey County Land Title Co., Inc.


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AMERICAN  
LAND TITLE  
ASSOCIATION



 <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.: TBD 219-292

**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 REGISTER OF DEEDS:

1. A Deed executed by Daneille M. Askins and Spouse if any, and Clayton B. Dorcas and Spouse if any to TBD.
2. A new Mortgage if any.

TO BE FILED IN DISTRICT COURT:  
NONE.

WE NEED THE FOLLOWING DOCUMENTS FOR OUR FILES:  
NONE.

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**Schedule B**  
(Continued)

Commitment No.: TBD 219-292

**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. 2018 taxes on Tract #100285A were \$1,258.46 and are paid in full.
9. Right of Way Easement by William Myrl Dorcas to Public Wholesale Water Supply Dist. #12, dated September 2, 1993, filed January 26, 1994 at 11:30 A.M. and recorded in Book NN, Misc., page 343 in the Office of the Register of Deeds of Coffey County, Kansas.
10. Easement by William Myrl Dorcas to Rural Water Dist. #4, Osage County, dated August 9, 1993, filed November 1, 1993 at 11:05 A.M. and recorded in Book NN, Misc., page 563 in the Office of the Register of Deeds of Coffey County, Kansas.
11. Certificate of Title by Coffey County District Court, to William Myrl Dorcas, dated May 11, 1994, filed May 12, 1994 at 3:15 P.M. and recorded in Book HH, Misc., page 563 in the Office of the Register of Deeds of Coffey County, Kansas.
12. Water Line Easement Agreement by Rural Water Dist. #4 to Waverly Wind Farm dated March 16, 2015, filed

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**Schedule B**  
(Continued)

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April 8, 2015 at 11:55 A.M. and recorded in Book 3L, Misc., pages 188-192 in the Office of the Register of Deeds of Coffey County, Kansas.

13. Consent to Easement Agreement by United Telephone/Century Link to Waverly Wind Farm dated April 10, 2015, filed October 16, 2015 at 2:00 P.M. and recorded in Book 3M, Misc., pages 319-346 in the Office of the Register of Deeds of Coffey County, Kansas.
14. Survey of 16.02 acre tract, by Fred D. Walrod, dated July 1, 2013, filed July 10, 2013 at 10:15 A.M. and recorded in Book 3J, Misc., page 339 in the office of the Register of Deeds of Coffey County, Kansas.

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