

Schedule A

ALTA COMMITMENT - OPEN

19-282TR6 Tract#6 -ID#563032

1. Commitment Date: **December 30, 2019**
2. Policy to be issued:
 - (a) 2006 ALTA Owner's Policy
Proposed Insured: **T/B/D**
Proposed Policy Amount: **\$ T/B/D** Fee: **\$ T/B/D**
 - (b) 2006 ALTA Loan Policy
Proposed Insured: **T/B/D**
Proposed Policy Amount: **\$ T/B/D** Fee: **\$ T/B/D**
3. The estate or interest in the Land described or referred to in this Commitment is **Fee Simple**
4. The Title is, at the Commitment Date, vested in:

1/3rd undivided interest- John O. Wilson Revocable Trust dated March 31, 2015, John O. Wilson and Anne B. Wilson, Trustees

1/6th each undivided interest- Richard D. Gowen, Dana Michelle Gowen, Lana E. Schindler, and Robert Schindler, tenants in common.
5. The Land is described as follows:

The Southwest Quarter of the Southwest Quarter (SW4 SW4) of Section Thirty-two (32), Township Twenty-one (21) South, Range Thirteen (13) East of the Sixth Principal Meridian, Lyon County, Kansas.

AND

The Southeast Quarter of the Southwest Quarter (SE4 SW4) of Section Thirty-two (32), Township Twenty-one (21) South, Range Thirteen (13) East of the Sixth Principal Meridian, Lyon County, Kansas.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. 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.

Old Republic National Title Insurance Company


Authorized Signatory

ORT Form 4720 A 8-1-16

Schedule A
ALTA Commitment for Title Insurance
Old Republic National Title Insurance Company

Schedule B-I

ALTA COMMITMENT- OPEN

19-282TR6 - Tract#6 – ID#563032

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:
 - A. A Trustee's Warranty Deed covering all of the captioned property of from John O. Wilson Revocable Trust dated March 31, 2015, John O. Wilson and Anne B. Wilson, Trustees, as grantor(s), to T/B/D, as grantee(s), is to be executed and recorded with the Lyon County Register of Deeds.
 - B. A Warranty Deed covering all of the captioned property of from Richard D. Gowen and spouse, if applicable; Dana Michelle Gowen and spouse if applicable; Lana E. Schindler and spouse if applicable; and Robert Schindler and spouse if applicable, as grantor(s), to T/B/D, as grantee(s), is to be executed and recorded with the Lyon County Register of Deeds.
 - C. If applicable, there is to be a new mortgage covering captioned property in the amount \$ T/B/D from T/B/D, as mortgagor(s), in favor of T/B/D, as mortgagee. The mortgage is to be recorded with the Lyon County Register of Deeds.

A request for appropriate endorsements, if any, must be made to Greenwood County Title LLC prior to the issue of final title policy. Fee is subject to adjustment based on endorsements requested.

Any standard exception to be deleted must be requested prior to issuing final policy and may result in addition requirements.

2019 and prior year taxes are paid in full.

Lyon County, KS (Tax ID EL00660):

39.00 taxable acres; Physical address is 2000 Road 10, Hartford, KS 66854: 2019 taxes \$ 320.50

Lyon County, KS (Tax ID EL00660A1):

39.80 taxable acres; Physical address is 2000 Road 10, Hartford, KS 66854: 2019 taxes \$ 491.44

This page is only a part of a 2016 ALTA Commitment for Title Insurance. 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.

Schedule B-II

ALTA COMMITMENT – OPEN

19-282TR6 - Tract#6 – ID#563032

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. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey of the premises herein described.
3. Rights or claims of parties in possession not shown by public records.
4. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Any change in title occurring subsequent to the effective date of this Commitment and prior to the date of issuance of the title policy.
6. Easements or claims of easements not shown by the public records.
7. Easements and rights-of-way for roads, highways and alleys.
8. Unrecorded easements for water and sewer, if any.
9. General Taxes for the year 2019 and subsequent years and special assessments due or payable therewith.
10. Any and all Oil & Gas Leases, minerals, mortgages, overrides, reservations, and assignments of record
11. **Any manufactured/mobile home located on the property set out on Schedule A will NOT be insured under this policy unless it is on a permanent foundation and the title is surrendered. If the manufactured/mobile home located on the property set out on Schedule A is to be insured under this policy this office reserves the right to make additional requirements or exceptions.**
12. The title search for title insurance purposes covers bankruptcies that may be filed in the County where the real estate being insured is located and expressly omits bankruptcies filed in the Bankruptcy court and not recorded in the County where the land is located. If a title search for bankruptcies in the Bankruptcy count is required, you should contact the Trustee in Bankruptcy, Wichita, Kansas, and request a search in the names of the predecessors in title to the property. They will be exceptions from coverage.
13. **Lyon Co. ID EL00660** Subject to **Upper Verdigris Watershed Joint District Number 24** as evidenced by Petition for Formation certified by the Secretary of State of the State of Kansas and filed in County Records February 21, 1959 and duly entered in book 9 of Misc. at page 1.
14. **Lyon Co. ID EL00660 & EL00660A1** Subject to an Easement for construction and maintenance of Telephone Facilities dated February 18, 1983 whereby Ray E. Wilson and Elaine K. Wilson, as grantors did grant to the **Madison Telephone Company**, successors, assigns and agents a permanent right of way and easement 16.5 feet in width across a portion of the captioned property for the right and privilege of constructing, reconstruction, operating, maintaining, and placing thereon and removing there from a communication system consisting of underground cable or cables, as grantee may from time to time require. Easement included right to maintain same. **Easement was recorded July 21, 1983, and duly entered in book 401 at page 173, Lyon Register of Deeds.**

This page is only a part of a 2016 ALTA Commitment for Title Insurance. 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.