

**Name and Address of Title Insurance Company:**

**First American Title Insurance Company**

**1 First American Way, Santa Ana, CA 92707**

## **SCHEDULE A**

**Commitment Number:**

1. **Commitment Date:** May 20, 2020 at 8:00 A.M.

2. **Policy (or Policies) to be issued:**

a. **ALTA Owners Policy (6-17-06)**  
**Proposed Insured: TBD**

**Policy Amount: \$ TBD**

b. **ALTA Loan Policy (6-17-06)**  
**Proposed Insured: TBD**

**Policy Amount: \$ TBD**

3. **Fee Simple interest in the Land described in this Commitment is owned, at the Commitment Date, by:**

**T. R. McKinley, INC.**

4. **The Land referred to in this Commitment is described as follows:**

**The East Half (E/2) of Section Ten (10), Township Three (3) South, Range Twenty-two (22) West of the Sixth P.M., Norton County, Kansas.**



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**SCHEDULE B - SECTION I  
REQUIREMENTS**

**Commitment Number:**

The following requirements must be met:

- A. Pay the agreed amounts for the interest in the Land and/or the Mortgage to be insured.
  - B. Pay us the premium, fees and charges for the policy.
  - C. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the Land or who will make a loan on the Land. We may then make additional requirements or exceptions.
  - D. Documents satisfactory to us creating the interest in the Land and/or Mortgage to be insured must be signed, delivered and recorded.
1. Require Article of Organization and Operating Agreement of T. R. McKinley, INC., pursuant to Title Standard 4.6 and KSA 17-7673, for our review. We reserve the rights to make additional requirements upon review of these documents.
  2. Require an Affidavit of Non-Production to be recorded with the Register of Deeds, Norton County, Kansas.
  3. Require a properly executed Corporation Deed from T. R. McKinley, INC., to TBD, be recorded with the Register of Deeds, Norton County, Kansas, along with a sales validation questionnaire.
  4. Require signed Lien Affidavit and Survey Affidavits (attached) for the Title Company's files.



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## SCHEDULE B - SECTION II EXCEPTIONS

Commitment Number:

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

### A. General Exceptions:

1. Defects, liens, encumbrances, adverse claims or other matters, in any created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Right 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 Public Records.
6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.

### B. Special Exceptions:

1. General taxes and special assessments for the year 2020 and subsequent years, not yet due and payable. (Taxes for the year 2019 have been paid in full. Tax ID #122-10-0-00-00-001-00-0-01, total 2019 taxes \$584.42)
2. Subject to: Right-of-Way Contract with Kansas Pipe Line and Gas Company as recorded in Book H, Page 623, filed with the Register of Deeds, Norton County, Kansas.
3. Subject to: Right-of-Way Grant with Kansas-Nebraska Natural Gas Company, Inc. as recorded in Book N, Page 99, filed with the Register of Deeds, Norton County, Kansas.
4. Subject to: Memorandum Regarding History of Easement Contracts as recorded in Book 201A, Page 867, filed with the Register of Deeds, Norton County, Kansas.
5. Subject to: Memorandum Regarding History of Easement Contracts as recorded in Book 201A, Page 867, filed with the Register of Deeds, Norton County, Kansas.
6. Subject to: Memorandum Regarding History of Easement Contracts as recorded in Book 201A, Page 893, filed with the Register of Deeds, Norton County, Kansas.
7. Subject to: Right-of-Way Easement to Prairie Land Electric Cooperative, Inc. as recorded in Book 156A, Page 537, filed with the Register of Deeds, Norton County, Kansas.
8. Subject to: Assignment of Right-of-Way Easement to Mid-Kansas Electric Company, LLC as recorded in Book 169A, Page 366, filed with the Register of Deeds, Norton County, Kansas.
9. Subject to: Oil and Gas Leases of Record.



10. We do not insure "Water and Water rights, claims or title to water." Consult with the Kansas Department of Agriculture, Division of Water Resources for the current status of water rights, change in place of use, point of diversion and use made of water rights, etc. under Kansas law. It should be noted that documents relating to water are not always filed of record in the local County Register of Deeds, the Division of Water Resources is the controlling office.
11. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, 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.