



First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Schedule A

Issuing Agent:
Coffey County Land Title
424 Neosho
Burlington, KS 66839
Phone: (620)364-2440

ALTA® Universal ID: 0001151
Commitment No.: BULL 221-416
Property Address: 9th Road, Burlington, KS 66839

SCHEDULE A

1. Commitment Date: November 19, 2021 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:
Lynn Clyde Bull and Debra Lynn Bull, Co-Trustees of the Lynn Clyde and Debra Lynn Bull Trust, dated November 24, 2020.
5. The Land is described as follows:
The Northeast Quarter (NE¼) of Section Nine (9), in Township Twenty-two (22), Range Fifteen (15), East of the Sixth Principal Meridian, Coffey County, Kansas.

FIRST AMERICAN TITLE INSURANCE COMPANY

By:


Coffey County Land Title

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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AMERICAN
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Schedule BI & BII

Commitment No.: BULL 221-416

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 TO THE TREASURES OFFICE:

1. REQUIRE FULL PAYMENT OF THE 2021 TAXES ON TRACT # 105990 TOTAL 2021 TAXES WERE \$1,362.12.

TO BE FILED IN THE OFFICE OF THE REGISTER OF DEEDS:

1. A Deed executed by Lynn Clyde Bull and Debra Lynn Bull, Co-Trustees of the Lynn Clyde and Debra Lynn Bull Trust, dated November 24, 2020 to TBD.
2. A New Mortgage if needed.
3. An Affidavit of Non Production if the Oil & Gas Lease is no longer producing.

TO BE FILED IN THE DISTRICT COURT:
NONE.

WE NEED THE FOLLOWING DOCUMENTS FOR OUR FILES:

1. A Signed and Notarized Owners Affidavit.
2. A Copy of the Lynn Clyde and Debra Lynn Bull Trust, dated November 24, 2020.

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Schedule B
(Continued)

Commitment No.: BULL 221-416

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 2022, and thereafter.
8. An Easement by Lloyd E. Paxson and Geraldine L. Paxson, husband and wife to United Telephone Company of Kansas Inc., dated February 26, 1969, filed March 17, 1969 at 08:00 A.M. and recorded in Book N, Misc., page 339 in the Office of the Register of Deeds of Coffey County, Kansas.
9. A Right-of-Way Easement by Geraldine Paxton to the City of Gridley, dated August 11, 1989, filed August 15, 1989 at 10:00 A.M. and recorded in Book HH, Misc., pages 478-479 in the Office of the Register of Deeds of Coffey County, Kansas.
10. An Oil & Gas Lease by Lloyd E. Paxson and Geraldine L. Paxson, husband and wife to Aladdin Petroleum Corporation, dated April 18, 1972, filed April 26, 1975 at 08:50 A.M. and recorded in Book 13, O&G, pages 442-423 in the Office of the Register of Deeds of Coffey County, Kansas.

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