



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.: DENTON 221-415
Property Address: 969 Garner 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:
Nanci J. Denton
5. The Land is described as follows:
The Southwest Quarter of the Northeast Quarter (SW¼ NE¼) the South Half of the Northwest Quarter (S½ NW¼) and the Northeast Quarter of the Southwest Quarter (NE¼ SW¼) of Section Two (2), Township Twenty-two (22) South of Range Fourteen (14) East of the Sixth Principal Meridian, Coffey County, Kansas.

FIRST AMERICAN TITLE INSURANCE COMPANY

By:


Coffey County Land Title

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Schedule BI & BII

Commitment No.: DENTON 221-415

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 # 105505. TOTAL 2021 TAXES WERE \$956.78.

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

1. A Deed executed by Nanci J. Denton 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

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Schedule B
(Continued)

Commitment No.: DENTON 221-415

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 Maurice McReynolds and Frances McReynolds, his wife to Big Creek Watershed District No. 48, dated July 27, 1972, filed August 21, 1972 at 09:15 A.M. and recorded in Book Q, Misc., pages 88-89 in the Office of the Register of Deeds of Coffey County, Kansas.
9. A Flowage Easement by Coffey County Commissioners to Big Creek Watershed District No. 48, dated January 20, 1983, filed November 1, 1983 at 03:20 P.M. and recorded in Book X, Misc., pages 626-627 in the Office of the Register of Deeds of Coffey County, Kansas.
10. A Waterline Easement and Agreement by Nanci J. Denton to Coffey County Rural Water District No. 2, dated November 25, 2008, filed April 9, 2013 at 02:15 P.M. and recorded in Book 3I, Misc., page 611 in the Office of the Register of Deeds of Coffey County, Kansas.
11. A Plat of Survey by Steven S. Brosemer, dated January 28, 1984, filed February 3, 1984 at 08:00 A.M. and recorded in Book Y, Misc., page 235 in the Office of the Register of Deeds of Coffey County, Kansas.
12. A Survey by Norman Bowers, dated February 1, 1984, filed February 8, 1984 at 08:05 A.M. and recorded in Book Y, Misc., page 236 in the Office of the Register of Deeds of Coffey County, Kansas.

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Schedule B
(Continued)

Commitment No.: DENTON 221-415

13. An Oil & Gas Lease by Nanci J. Denton to Osage Resource, LLC, dated September 12, 2003, filed September 24, 2003 at 11:15 A.M. and recorded in Book 38, O&G, pages 403-404 in the Office of the Register of Deeds of Coffey County, Kansas.

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