



First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Schedule A

Security 1st Title

Transaction Identification Data for reference only:

Issuing Agent: Security 1st Title

Issuing Office's ALTA® Registry ID: 1010831

Commitment No.: 2543921

Property Address: _____

Revision No.: _____

Issuing Office: 727 N. Waco, #300, Wichita, KS 67203

Loan ID No.: _____

Issuing Office File No.: _____

SCHEDULE A

1. Commitment Date:
2. Policy to be issued:
 - (a) ☒ 2016 ALTA® Owner's Policy
Proposed Insured: To Be Determined
Proposed Policy Amount: \$To Be Determined
 - (b) ☒ 2016 ALTA® Loan Policy
Proposed Insured: To Be Determined, its successors and/or assigns, as their interest may appear
Proposed Policy Amount: \$To Be Determined
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:

L.B.D. Properties, Inc., a Kansas Corporation
5. The Land is described as follows:

See attached Exhibit "A"

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; Schedule B, Part II—Exceptions.

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EXHIBIT 'A'

TRACT 1:

All of Lot Eleven (11), Section Thirteen (13), Township Eleven (11) South, Range Five (5) East of the 6th P.M., Geary County, Kansas, lying South of the County road, except land taken for highway purposes

TRACT 2:

Lot Two (2) of Section Twenty-seven (27), Township Eleven (11), South, Range Five (5) East of the 6th P.M., Geary County, Kansas, except the following tracts:

A tract of land located in Lot 2, Section 27, Township 11 South, Range 5 East of the 6th P.M., Geary County, Kansas, more particularly described as follows: Beginning at the Point of intersection of the North line of said Lot 2 with the Westerly right of way line of Highway U.S. 77, being the Southeasterly corner of the Silas Smith Jr. and Willie Mae Smith tract as described on page 521 of Book 44 at the Geary County Register of Deeds, said POINT OF BEGINNING being Corner 1, marked by a $\frac{5}{8}$ " iron bar; thence along the Westerly right of way line of said Highway U.S. Highway 77 S3°55'39" W, 20.00 feet to the Corner 2, marked by a $\frac{1}{2}$ " iron bar; thence S 87°42'35" W, 199.87 feet to Corner 3, marked by a $\frac{1}{2}$ " iron bar; thence parallel to the Westerly right of way line of said U.S. Highway 77 N 3°55'39" E, 21.55 feet to the North line of said Lot 2, being Corner 4, marked by a $\frac{1}{2}$ " iron bar; thence along the North line of said Lot 2 N 88°09'05" E, 199.71 feet to the Point of Beginning.

A tract of land located in Lot 2, Section 27, Township 11 South, Range 5 East and the Southeast Quarter of Section 28, Township 11 South, Range 5 East of the 6th Principal Meridian, Geary County, Kansas and described as follows: Beginning at the Northeast corner of said Southeast Quarter of Section 28, thence N 85°39'05" E on the North line of said Lot 2 a distance of 339.51 feet to the Northwest corner of a tract of land as recorded in Deed Book 82, page 616 in the office of the Register of Deeds, Geary County, Kansas; thence on the West line of said tract, S01°07'33" W a distance of 21.55 feet to the Southwest corner of said tract; thence on the South line of said tract, N 85°12'30" E a distance of 199.86 feet to the Southeast corner of said tract, said point being on the Westerly right-of-way line of U.S. 77 Highway and on the West line of Special Section 13; thence on said Westerly right-of-way line and said West line, S 01°07'33" W a distance of 524.18 feet; thence continuing on said Westerly right-of-way line S 26°08'31" W a distance of 181.60 feet to the intersection of said Westerly right-of-way line with the Northerly right-of-way line of K-57 Highway; thence on said Northerly right-of-way line N 63°51'29" W a distance of 1376.03 feet to a point on the North line of said Southeast Quarter of Section 28; thence on said North line, N 85°39'05" E a distance of 790.58 feet to the Point of Beginning. Now platted as Bluestem Subdivision, Geary County, Kansas

TRACT 3:

All of the East Half of the Southeast Quarter of Section Twenty-eight (28), Township Eleven (11) South, Range Five (5) East of the 6th P.M. Geary County, Kansas, except the right-of-way of the Junction City and Fort Kearney Railroad, and less land taken for highway purposes, also except the land now platted as Bluestem Subdivision, Geary County, Kansas.

TRACT 4:

The Northeast Quarter of the Northeast Quarter of Section Thirty-three (33), Township Eleven (11), South, Range Five (5) East of the 6th P.M., Geary County, Kansas, except a tract described as follows: Beginning at the Southwest corner of the Northeast Quarter of the Northeast Quarter of Section 33, Township 11 South, Range 5 East, thence South 89°10' East a distance of 677.15 feet to the center of a county road, thence North 54°14' West along the center of the said county road a distance of 827.20 feet, thence South a distance of 469.5 feet to the point of beginning.

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Schedule BI & BII	ISSUED BY First American Title Insurance Company Security 1 st Title

Commitment No.: 2543921

**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.

THIS COMMITMENT IS FOR INFORMATIONAL PURPOSES ONLY

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SCHEDULE B, PART II
Exceptions

Commitment No. 2543921

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, unless such lien is shown by the Public Records at Date of Policy.
6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.

7. Taxes for the year 2021 in the amount of \$1,568.06 are Paid.
Tax ID#: 07391

8. Taxes for the year 2021 in the amount of \$493.86 are Paid.
Tax ID#: 07402

9. Taxes for the year 2021 in the amount of \$1,209.84 are Paid.
Tax ID#: 07401

10. Certificate of Appropriation for Beneficial Use of Water, filed June 17, 1999 in Misc. Book 57, page 1121.
11. Certificate of Appropriation for Beneficial Use of Water, filed August 5, 1994 in Misc. Book 51, page 1163.
12. Certificate of Appropriation for Beneficial Use of Water, filed July 6, 2001 in Misc. Book 60, page 392.
13. Kansas Department of Transportation Temporary Easement, filed August 18, 2014 in Misc. Book 90, page 817.
14. Subject to land taken for streets, roads, highways, and railroad rights-of-way.
15. Rights or claims of parties in possession not shown by public records.

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