

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: **Shyla R. Schultz**

Issuing Office: **Wilson County Title**

Issuing Office's ALTA® Registry ID: **1091245**

Loan ID Number:

Commitment Number: **24-255WL**

Issuing Office File Number: **24-255WL**

Property Address: **0 2400 Rd., Chanute, KS 66720**

Revision Number:

## **SCHEDULE A OPEN-COMMITMENT**

1. Commitment Date: **June 11, 2024**
2. Policy to be issued:
  - a. 2021 ALTA® Owner's Policy  
Proposed Insured: **T/B/D**  
Proposed Amount of Insurance: \$ **T/B/D**          Premium: **\$T/B/D**  
The estate or interest to be insured:
  - b. 2021 ALTA® Loan Policy  
Proposed Insured: **T/B/D**  
Proposed Amount of Insurance: \$ **T/B/D**          Premium: **\$T/B/D**  
The estate or interest to be insured:
3. The estate or interest in the Land at the Commitment Date is: **Fee Simple**
4. The Title is, at the Commitment Date, vested in: **Eldon K. Knight and Jenevieve J. Knight as Trustees of the Knight Family Revocable Trust dated February 27, 2002**  
and, as disclosed in the Public Records, has been since **April 30, 2002**.
5. The Land is described as follows:

**The Southeast Quarter (SE1/4) of Section Six (6), Township Twenty-seven (27) South, Range Seventeen (17) East of the Sixth Principal Meridian, Wilson County, Kansas**

**SCHEDULE B I  
COMMITMENT  
24-255WL  
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. Provide Trust documents for the Knight Family Revocable Trust dated February 27, 2002
  - b. Trustee's Deed covering captioned property to be executed from, Eldon K. Knight and Jenevieve J. Knight as Trustees of the Knight Family Revocable Trust dated February 27, 2002 as grantor, naming T/B/D, grantee. Deed to be recorded with the Wilson County Register of Deeds
  - c. T/B/D if a mortgage is to be executed covering captioned property in the amount of \$T/B/D to secure a loan from T/B/D, as mortgagor, in favor of T/B/D, as mortgagee. Mortgage must be recorded with the Wilson County Register of Deeds
  - d. General Taxes for the year 2023 and subsequent years and special assessments due or payable therewith. Taxes for 2023 and all prior years have been paid.  
Tax ID# CX0190; Physical address, 0 2400 Rd., Chanute, KS 66720; 2023 taxes billed at \$ 1,383.84  
2024 taxes will be prorated according to contract terms.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National 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.*

ORT Form 4757 B I

Schedule B I—ALTA Commitment 2021 v. 01.00

07/01/2021

**SCHEDULE B II  
COMMITMENT  
24-255WL  
EXCEPTIONS FROM COVERAGE**

Policy Number:

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions 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.
1. Encroachments, overlaps, conflicts in boundary lines, shortages in area, or other matters which would be disclosed by an accurate survey and inspection of the premises herein described.
2. 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
3. Any change in title occurring subsequent to the effective date of this Commitment and prior to the date of issuance of the title policy.
4. Easements or claims of easements not shown by the public records.
5. Easements and rights-of-way for roads, highways and alleys.
6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
7. 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 exception.
8. Unrecorded easements for water and sewer, if any.
9. 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 court 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. Wichita, Kansas, and request a search in the names of the predecessors in title to the property. They will be exceptions from coverage.
10. Right-of-Way granted by C. G. Uden and Minnie S. Uden, husband and wife, to Peerless Oil & Refining Company successors or assigns. Covering SE/4. Recorded July 13, 1923 in Book 37, Page 247, Wilson County Register of Deeds
11. Water Rights dated May 20, 1939. Executed by C. G. Uden and Minnie S. Uden, husband and wife, to the Board of County Commissioners of Wilson County, Kansas. Recorded June 28, 1939 in Book 58, Page 560, Wilson County Register of Deeds
12. Subject to Oil and Gas Lease, dated May 15, 2006. Executed by Knight Family Revocable Trust to Quest Cherokee, LLC. Recorded November 20, 2006 in Book 304 of Misc Page 341, Wilson County Register of Deeds.
13. Subject to Oil and Gas Lease, dated November 18, 2014. Executed by Knight Family Revocable Trust to SCZ Resources, LLC . Recorded November 24, 2014 in Book 375 of Misc Page 435, Wilson County Register of Deeds.

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Schedule B I – ALTA Commitment 2021 v. 01.00

07/01/2021