



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

Issuing Agent: Coffey County Land Title
Issuing Office: 424 Neosho, Burlington, KS 66839
Issuing Office's ALTA® Registry ID: 0001151
Commitment No.: CALVERT 224-286
Issuing Office File No.: CALVERT 224-286
Property Address: 00000 CR, Marion, KS 66861

SCHEDULE A

1. Commitment Date: September 9, 2024 at 07:00 PM
2. Policy to be issued:
 - a. ALTA Own. Policy (06/17/06)
Proposed Insured: TBD
Proposed Amount of Insurance:
The estate or interest to be insured: Fee Simple
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: Calvert Family Partnership.
5. The Land is described as follows:
The part of the Southeast Quarter (SE ¼) of Section Seventeen (17), Township Twenty (20) South, Range Four (4) East of the Sixth Principal Meridian, Marion County, Kansas, lying outside of the CVD less the railroad right of way;
AND
That part of the Southwest Quarter (SW ¼) lying East of the center line of the Cottonwood River and that part of the Southeast Quarter (SE ¼) lying inside the CVD and the North Half of the Southwest Quarter (N½ SW¼) lying inside the CVD all in Section Seventeen (17), Township Twenty (20) South, Range Four (4) East of the Sixth Principal Meridian, Marion County, Kansas.

First American Title Insurance Company

By: 
Coffey County Land Title

This page is only a part of a 2021 ALTA Commitment for Title Insurance. 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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SCHEDULE B, PART I - Requirements

Commitment No.: CALVERT 224-286

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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 TREASURERS OFFICE:

NONE.

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

1. A Deed executed from the Calvert Family Partnership to TBD.

TO BE FILED IN THE DISTRICT COURT:

NONE.

WE NEED THE FOLLOWING DOCUMENTS FOR OUR FILES:

NONE.

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SCHEDULE B
(Continued)

Commitment No.: CALVERT 224-286
File No.: CALVERT 224-286

SCHEDULE B, PART II - Exceptions

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.
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. The Lien of the General Taxes for the year 2024, and thereafter.
8. 2023 TAXES ON PIN # CEN 0337 were \$164.78 and are PAID IN FULL.
2023 TAXES ON PIN # CEN 0341 were \$4,379.68 and are PAID IN FULL.
9. Subject to existing road, street or highway rights of way.
10. Railroad rights of way, switch tracks, spur tracks, electric, telephone and cable transmission lines and all other easements, if any, over the premises in question.
11. The right of upper and lower riparian owners to the free and unobstructed flow of the water of the Cottonwood River, which forms the boundary of the subject land, without diminution or pollution.
12. The consequences of any past or future change in the location of the Cottonwood River, which forms the boundary of the subject land, or any dispute arising over the location of the old bed of the river or any variance between the boundary of said land as originally conveyed and the boundary thereof as now used and occupied.
13. Resolution No. 2021-16 recorded in Book Misc. 216, Page 273.
14. Tenancy rights, if any, either month-to-month or by virtue of written leases, of parties now in possession of any part of the premises described herein.

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