



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.:	LICKTEIG 224-319
Issuing Office File No.:	LICKTEIG 224-319
Property Address:	2002 12th Rd., Burlington, KS 66839

SCHEDULE A

1. Commitment Date: October 8, 2024 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Own. Policy (06/17/06)
Proposed Insured:
Proposed Amount of Insurance:
The estate or interest to be insured: Fee Simple
 - b. ALTA Loan Policy (06/17/06)
Proposed Insured:
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: Bernard J. Lickteig, SR., a single person.
5. The Land is described as follows:
The West Half of the Southwest Quarter (W½ SW¼) of Section Twenty-four (24), Township Twenty-one (21) South, Range Sixteen (16), 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 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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First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Schedule BI & BII

Commitment No.: LICKTEIG 224-319

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 TREASURERS OFFICE:

FULL PAYMENT OF THE 2024 TAXES ON TRACT #103310AB. 2024 TAX AMOUNT WILL BE AVAILABLE AFTER NOVEMBER 1, 2024.

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

1. A Deed executed by Bernard J. Lickteig, SR., a single person, to TBD.
2. A Mortgage if Necessary.
3. A FULL Release of a Mortgage executed by Bernard J. Lickteig, Sr. and Terry J. Bishop-Lickteig, husband and wife, to Goppert State Service Bank in the amount of \$30,000.00, dated October 16, 2012, filed October 19, 2012 at 11:15 A.M., recorded in Book 260, Mtgs., Pages 7-15, in The Office of The Register of Deeds of Coffey County, Kansas.
4. A FULL Release of a Mortgage executed by Bernard J. Lickteig, Sr. and Terry J. Bishop-Lickteig, husband and wife, to Gamett State Savings Bank in the amount of \$30,000.00, dated June 16, 2010, filed June 21, 2010 at 10:50 A.M., recorded in Book 246, Mtgs., Pages 431-439, in The Office of The Register of Deeds of Coffey County, Kansas.
5. A FULL Release of a Mortgage executed by Bernard J. Lickteig, Sr. and Terry J. Bishop-Lickteig, husband and wife, to Gamett State Savings Bank in the amount of \$20,000.00, dated October 17, 2011 filed October 19, 2011 at 10:50 A.M., recorded in Book 253 Mtgs., Pages 678-686, in The Office of The Register of Deeds of Coffey County, Kansas.

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AMERICAN
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ASSOCIATION



Schedule B
(Continued)

Commitment No.: LICKTEIG 224-319

TO BE FILED IN THE DISTRICT COURT:
NONE.

WE NEED THE FOLLOWING DOCUMENTS FOR OUR FILES:

1. A Signed and Notarized Owners Affidavit (at closing).

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SCHEDULE B
(Continued)

Commitment No.: LICKTEIG 224-319
File No.: LICKTEIG 224-319

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 TAX I.D. NO. 103310AB were \$840.66 and are PAID IN FULL.
9. An Affidavit of Non-Production for Oil and Gas Lease filed in Book 4, O&G, Page 451, dated March 12, 2010, filed March 12, 2010 at 12:05 P.M., recorded in Book 41 O&G, Page 57, in The Office of The Register of Deeds of Coffey County, Kansas.

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