



**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.: ROLF 224-308  
Issuing Office File No.: ROLF 224-308  
Property Address: 935 Verdure Rd, LeRoy, KS 66857

**SCHEDULE A**

1. Commitment Date: October 1, 2024 at 08:00 AM
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: Walter M. Rolf and Jackie L. Rolf, Trustees of the Walter M. and Jackie L. Rolf Trust dated June 8, 2010.
5. The Land is described as follows:

A Tract of land beginning at a point Ninety-seven (97) rods North of the Southwest Corner of the Southwest Quarter (SW¼) of Section Five (5), in Township Twenty-two (22) South, of Range Seventeen (17), East of the Sixth Principal Meridian, thence North 435 feet, thence East 300 feet, thence South 435 feet, thence West 300 feet to place of beginning, in 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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### SCHEDULE B, PART I - Requirements

Commitment No.: ROLF 224-308

File No.: ROLF 224-308

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 by Walter M. Rolf and Jackie L. Rolf, Trustees of the Walter M. and Jackie L. Rolf Trust dated June 8, 2010 to TBD.

2. An Affidavit of Non-Production if Oil and Gas is No Longer Producing.

3. A Survey.

TO BE FILED IN THE DISTRICT COURT:

1. A Copy of the Walter M. and Jackie L. Rolf Trust dated June 8, 2010 and any amendments.

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**SCHEDULE B**  
(Continued)

Commitment No.: ROLF 224-308  
File No.: ROLF 224-308

**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. 106934 were \$5,581.50 and are PAID IN FULL.
9. An Affidavit of Non-Production by Coffey County to Walter M. Rolf and Jackie L. Rolf, husband and wife, dated May 4, 2010, filed May 10, 2010 at 10:05:02 A.M., recorded in Book 41 O&G, Page 78, in The Office of The Register of Deeds of Coffey County, Kansas.
10. A Right-of-Way Easement to Coffey County Rural Water District No. 3, recorded in Book X, Misc., Page 276, in The Office of The Register of Deeds of Coffey County, Kansas.
11. An Oil and Gas Lease to Rantoul Energy Corp., recorded in Book 23 O&G, Pages 220-221, in The Office of The Register of Deeds of Coffey County, Kansas.
12. An Assignment of Oil and Gas Lease by Rantoul Energy Corp. to Ocelot Oil Corp. with 50%, Sparrow Energy Corp. with 32%, and Nortek Energy Corp. with 18%, recorded in Book 26 O&G, Pages 504-580, in The Office of The Register of Deeds of Coffey County, Kansas.

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