



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

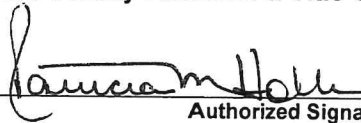
Issuing Agent: **Marshall County Abstract & Title Company**  
Issuing Office: **1110 Broadway, Marysville KS 66508**  
Issuing Office's ALTA® Registry ID: **1044902**  
Loan ID Number:  
Commitment Number: **2024-250**  
Issuing Office File Number: **2024-250**  
Property Address: **0 Cyclone Rd, Waterville, KS 66548**  
Revision Number:

10-2-24

**SCHEDULE A**

1. Commitment Date: **September 20, 2024 at 8:00 AM**
2. Policy to be issued:
  - a. ALTA Owner's Policy (7-1-21)  
Proposed Insured: **A natural person or entity able to hold title**  
Proposed Amount of Insurance: **\$1,000.00**  
The estate or interest to be insured: **Fee Simple**
  - b. ALTA Loan Policy (7-1-21)  
Proposed Insured: **N/A**  
Proposed Amount of Insurance:  
The estate or interest to be insured: \_\_\_\_\_
  - c. \_\_\_\_\_ ALTA® \_\_\_\_\_ Policy  
Proposed Insured: \_\_\_\_\_  
Proposed Amount of Insurance: \_\_\_\_\_  
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: **Michael R. Myers and June Myers, as Trustees of the Michael R. Myers Trust #1, dated September 1, 1980, an undivided one-half interest; and June Myers and Michael R. Myers, as Trustees of the June Myers Trust #1, dated September 1, 1980, an undivided one-half interest.**
5. The Land is described as follows: **See legal description in Exhibit "A" attached hereto and made a part hereof.**

**Marshall County Abstract & Title Company**

By:   
Authorized Signatory

*This page is only a part of a 2021 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; and] Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form].*





### 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.
5. Payment of all taxes, assessments and charges levied against subject premises, which are due and payable.
6. 2023 Tax Information: Tax ID #2L0102 - \$3,607.96 total tax amount is paid in full.  
2024 Tax Information: Not available at this time.
7. Provide sufficient portions of the Michael R. Myers Trust #1, dated September 1, 1980, and of the June Myers Trust #1, dated September 1, 1980, for determination to be made of the identity of the proper trustee(s) to act on behalf of the trust.
8. Provide sufficient portions of the Michael R. Myers Trust #1, dated September 1, 1980, and of the June Myers Trust #1, dated September 1, 1980, for determination to be made of the disposition of the trust property after the death of settlor(s).
9. Record Certification of Trust compliant with K.S.A. 58a-1013, executed by the duly appointed and qualified trustee(s) of the Michael R. Myers Trust #1, dated September 1, 1980, and of the June Myers Trust #1, dated September 1, 1980, and any amendments thereto, granting authority to sell and convey the real property set out in Schedule A, Paragraph 5 of this title commitment. The Certification must include the paragraph required by revised title standard 6.15 stating if the settlor(s) a member (or members) of the settlor's family, or any beneficiary of the trust claims the property as a homestead.
10. Record Trustees Deed executed by the duly appointed and qualified trustee(s) of the Michael R. Myers Trust #1, dated September 1, 1980 and of the June Myers Trust #1, dated September 1, 1980, vesting fee simple title in A natural person or entity able to hold title, together with a Kansas Real Estate Sales Validation Questionnaire to accompany said Deed.
11. Record Quit Claim Deed executed by any person(s) and their spouse(s), listed in the Certification of Trust who claims the real estate as a homestead, vesting fee simple title in A natural person or entity able to hold title, together with a Kansas Real Estate Sales Validation Questionnaire to accompany said Deed.
12. An Owner's Affidavit must be executed by the owners of the insured property.

*pmh*

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Form 50186120 (10-5-22)





NOTE: If requirements above are not met within 60 days of payment of the premium, the policy(ies) will be issued with the unsatisfied requirements shown as exceptions. If the policy(ies) cannot be issued, the amount paid to us, less a \$100.00 cancellation fee, will be refunded and the file will be canceled.

NOTE: We reserve the right to make additional requirements or exceptions based upon the document provided for the satisfaction of requirements #7, 8 & 9 above.

*pm*

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### 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. Existing roads, railroads, streets, or highway rights of way.

*pmh*

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File No.: 2024-250

The Land referred to herein below is situated in the County of Marshall, State of Kansas, and is described as follows:

The Southeast Quarter of Section 20, Township 5 South, Range 6 East of the 6th P.M., in Marshall County, Kansas.

*Part*

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Form 50135100-EX (7-21-22)

