



First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Schedule A

Transaction Identification Data for reference only:

Issuing Agent: Coffey County Land Title
 Issuing Office: 424 Neosho, Burlington, KS 66839
 Issuing Office's ALTA® Registry ID: 0001151
 Loan ID No.:
 Commitment No.: 224-360
 Issuing Office File No.: 224-360
 Property Address: 12864 SWArkansas Rd, Colony, KS 66015
 Revision No.:

SCHEDULE A

1. Commitment Date: November 21, 2024 at 07:00 AM
2. Policy to be issued:
 - (a) ALTA® ALTA Own. Policy (06/17/06) Policy
 Proposed Insured:
 Proposed Policy Amount:
 - (b) ALTA® ALTA Loan Policy (06/17/06) Policy
 Proposed Insured:
 Proposed Policy Amount:
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in:

 Debra S. Hobert, a/k/a Debra S. Atzbach
5. The Land is described as follows:

 The North Half (N½) of the Northwest Quarter (NW¼) of Section One (1), Township Twenty-three (23) South, Range Seventeen (17), East of the Sixth Principal Meridian, Anderson County, Kansas.

This page is only a part of a 2016 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.

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Schedule A
(Continued)

Commitment No.: 224-360

First American Title Insurance Company


By:  _____
Coffey County Land Title

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 First American Title™	ALTA Commitment for Title Insurance
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Schedule BI & BII	

Commitment No.: 224-360

**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 ANDERSON COUNTY TREASURER:

1. REQUIRE FULL PAYMENT OF THE 2024 TAXES ON TRACT #07201240 IN THE AMOUNT OF \$3,959.82.

TO BE FILED IN THE ANDERSON COUNTY REGISTER OF DEEDS:

1. A Deed executed by Debra S. Hobert, a/k/a Debra S. Atzbach and Scott C. Hobert, her husband.
2. A new Mortgage if needed.
3. An Affidavit of Non-Production if Oil and Gas Lease is no longer producing.

TO BE FILED IN ANDERSON COUNTY DISTRICT COURT:
NONE.

WE NEED THE FOLLOWING DOCUMENTS FOR OUR FILES:

1. A signed and notarized Owners Affidavit.

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Schedule BI & BII
(Continued)

Commitment No.: 224-360

SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions 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.
8. The Lien of the General Taxes for the year 2025, and thereafter.
9. Easement to The Kansas Utilities, Inc., recorded in Book M-Mcl., at page 265 in the Register of Deeds of Anderson County, Kansas.
10. Title portion of regarding condemnation proceedings for State Highway Purposes vs Logan R. West and Gertrude B. West, his wife, recorded in Book U-Mcl., at page 146 in the Office of the Register of Deeds of Anderson County, Kansas.
11. Easement to Eastern Kansas Utilities, Inc., recorded in Book U-Mcl., page 513 in the Office of the Register of Deeds of Anderson County, Kansas.
12. Easement to Rural Water District #5, Anderson County, recorded in Book 4-Mcl., page 466 in the Office of the Register of Deeds of Anderson County, Kansas.
13. Easement to Rural Water District #5, Anderson County, recorded in Book 4-Mcl., page 469 in the Office of the Register of Deeds of Anderson County, Kansas.
14. Easement to Rural Water District #5, Anderson County, recorded in Book 13-Mcl., page 171 in the Office of the Register of Deeds of Anderson County, Kansas.

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Schedule BI & BII
(Continued)

Commitment No.: 224-360

15. Oil and Gas Lease by Dorothy J. West, single lessor, to Quest Oil and Gas Corp., dated February 1, 2002, filed April 10, 2002 at 11:02 A.M. and recorded in Book 17 O&G, page 61 in the Office of the Register of Deeds of Anderson County, Kansas.

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