



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.: 224-374
 Issuing Office File No.: 224-374
 Property Address: Rt 2, Colony, KS 66015

SCHEDULE A

1. Commitment Date: December 17, 2024 at 07:00 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:

 Larry P. West, a single person.
5. The Land is described as follows:

 The East Half of the Northeast Quarter (E½ NE¼) of Section Two (2), Township Twenty-three (23) South, Range Seventeen (17), East of the Sixth Principal Meridian, Anderson 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.: 224-374
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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 ANDERSON COUNTY TREASURER:

1. REQUIRE PAYMENT OF THE 2024 TAXES ON TAX ID #07201280 IN THE AMOUNT OF \$1,212.20.

TO BE FILED IN THE ANDERSON COUNTY REGISTER OF DEEDS:

1. A Deed executed by Larry P. West, a single person to TBD.
2. A new Mortgage if needed.
3. An Affidavit of Non-Production if Oil & Gas if leases are 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 B

(Continued)

Commitment No.: 224-374
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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 and Special Assessments for the year 2025, and subsequent years, not due and payable.
8. Easement established in Book M-Mcl., at page 265, over subject property to the Kansas Utilities Company in the Office of the Register of Deeds of Anderson County, Kansas. (The exact location is not ascertainable from the instrument itself)
9. Title to that portion of the premises in question acquired for highway purposes in condemnation proceedings styled In the Matter of Condemnation of Land for State Highway Purposes vs Logan R. West and Gertrude B. West, his wife, recorded in Book U-Mcl., page 146 in the Office of the Register of Deeds of Anderson County, Kansas.
10. Easement established in Book U-Mcl., at page 513, over subject property to Eastern Kansas Utilities, Inc. in the Office of the Register of Deeds of Anderson County, Kansas. (The exact location is not ascertainable from the instrument itself)
11. Easement established in Book 4-Mcl., at page 469, over subject property, Rural Water District #5, Anderson County, Kansas in the Office of the Register of Deeds of Anderson County, Kansas. (The exact location is not ascertainable from the instrument itself)
12. Rights of the public, State of Kansas, County of Anderson and the Municipality in and to that part of the premises in question, if any, taken or used for road purposes.
13. Terms and provisions of the Oil and Gas Lease dated September 10, 1954, filed December 24, 1954 at 9:10 A.M., recorded in Book 7 O&G, at page 258, between Logan R. West, et ux, lessors and Dale B. Levi and M. C. Calhoun, lessee in the Office of the Register of Deeds of Anderson County, Kansas.
14. Terms and provisions of the Oil and Gas Lease dated February 1, 2002, filed April 10, 2002 at 11:02 A.M., recorded in Book 17 O&G, at page 61, between Dorothy J. West, a widow, lessors and Quest Oil & Gas Corporation, lessee in the Office of the

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SCHEDULE B

(Continued)

Commitment No.: 224-374

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Register of Deeds of Anderson County, Kansas.

15. NOTE: ANDERSON COUNTY APPAISER SITE INDICATED A SIGLEWIDE LOCATED ON SAID PROPERTY. APPEARS IT IS TAXED IN THE NAME OF AVIS D. RICHARDS WITH TAX ID#3-01189 IN THE SUM OF \$6.90 AND IS PAID IN FULL.

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