



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.: 225-025
 Issuing Office File No.: 225-025
 Property Address: Reaper Rd, LeRoy, KS 66857

SCHEDULE A

1. Commitment Date: January 30, 2025 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Own. Policy (07/01/21)
 Proposed Insured:
 Proposed Amount of Insurance:
 The estate or interest to be insured: Fee Simple
 - b. ALTA Loan Policy (07/01/21)
 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:

 Anna Marie Nicoletti and Philip Charles Nicoletti.
5. The Land is described as follows:

 The South Half of the Northwest Quarter (S½ NW¼), Section Fifteen (15), Township Twenty-two (22) 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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SCHEDULE B, PART I - Requirements

Commitment No.: 225-025

File No.: 225-025

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 FILED IN THE COFFEY COUNTY REGISTER OF DEEDS:

1. A Deed from Anna Marie Nicoletti and spouse in any, and Philip Charles Nicoletti and spouse if any, to TBD.
2. A new Mortgage if needed.

TO BE FILED IN COFFEY 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.: 225-025
File No.: 225-025

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. 2024 Taxes on Tract #106314 were \$1,049.28 and are paid in full.
9. The Marcella M. Nicoletti Trust dated March 6, 1995, filed March 20, 1995 at 11:50 A.M. and recorded in Book OO, Misc., pages 549-556 in the Office of the Register of Deeds of Coffey County, Kansas.

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