

# Westcor Land Title Insurance Company

File No: 210438

**Transaction Identification Data for reference only:**

Issuing Office: Tallgrass Title

File Number: 210438

Property Address: 1046 18th Road Home, KS 66438

## COMMITMENT FOR TITLE INSURANCE

Issued by

*Westcor Land Title Insurance Company*

### SCHEDULE A

1. Commitment Date:
2. Policy to be issued:
  - (a) 2006 ALTA® Owner's Policy  
Proposed Insured:  
Proposed Policy Amount:
  - (b) 2006 ALTA® Loan 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. Title to the **Fee Simple** estate or interest in the land is at the Effective Date vested in:  
**Rochelle A. Loeffler, f/k/a Rochelle A. Ahern and Alan J. Loeffler, husband and wife.**
5. The land referred to in this Commitment is described as follows:  
**SEE ATTACHED EXHIBIT "A"**

**TALLGRASS TITLE**

---

## EXHIBIT "A"

A tract of land in Section 24, Township 2 South, Range 8 East of the 6<sup>th</sup> P.M., Marshall County, Kansas, more particularly described as Beginning at the Southwest corner of the Northwest Quarter of Section 24, Township 2 South, Range 8 East of the 6<sup>th</sup> P.M., Marshall County, Kansas, thence North (AZ 0°0'0") for 375 feet along the West line of said Section 24; thence East (AZ 90°0'0") through an iron pin at 25 feet for 625 feet, thence South (AZ 180°0'0") for 377.88 feet to the South line of the Northwest Quarter of said Section 24; thence West (AZ 270°15'50") for 625.01 feet along the South line of the Northwest Quarter of said Section 24, less road right-of-way;

# Westcor Land Title Insurance Company

File No: 210438

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B - SECTION I REQUIREMENTS

Effective Date: ,

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.
  1. **A properly executed and recorded Executors Deed from James E. Smith III, as Executor of the Estate of Alan J. Loeffler, deceased to .**
  2. **A copy of the Order Approving Sale of Real Estate provided to the title company for Case # 21-PR-02 and Case # 21-PR-03.**
  3. **A properly executed Affidavit of Debts, Liens and Indemnity from James E, Smith III, as Executor of the Estate of Alan J. Loeffler & Rochelle A. Loeffler.**
5. Pay all general and special taxes now due and owing.

# Westcor Land Title Insurance Company

File No: 210438

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B - SECTION II EXCEPTIONS

Effective Date: ,

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

#### EXCEPTIONS FROM COVERAGE

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. **Right 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 encroachment or adverse claim arising out of the failure of lines of occupation to accurately reflect the boundaries of the Land.**
6. **Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
7. **Taxes, or special assessments, if any, not shown as existing liens by the Public Records.**
8. **Taxes for the year 2021 and subsequent years are not yet due and payable. Taxes for the first half of the year 2020 in the amount of \$1,230.94 are paid in full. Taxes for the second half of the year 2020 in the amount of \$1,230.93 are due and payable on or before May 10, 2021. Taxes for the year 2019 and prior years are paid in full. CAMA/Parcel Number: 058-086-24-0-00-00-002.01-0**
9. **Right-of-Way to Rural Water District No. 3, Marshall Co., KS as filed for record on July 17, 1978 at 8:30 A.M. in Book 315 at Page 452 in the Office of the Register of Deeds, Marshall County, Kansas.**
10. **Right-of-Way to The Nemaha-Marshall Electric Cooperative Association, Inc. as filed for record on August 28, 1940 at 1:30 P.M. in Book 239 at Page 235 in the Office of the Register of Deeds, Marshall**

Page: 4

Copyright 2006-2016 American Land Title Association. All rights reserved.  
CF001 KS (10-2017)

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN  
LAND TITLE  
ASSOCIATION



# Westcor Land Title Insurance Company

File No: 210438

County, Kansas.

11. Survey of Section 24, Township 2 South, Range 8 East of the Sixth Principal Meridian, Marshall County, Kansas as filed for record on April 27, 1999 at 2:20 P.M. in Survey Book K-6 at Page 120 in the Office of the Register of Deeds, Marshall County, Kansas.
12. The land in this commitment shall not be deemed to include any house trailer or mobile home standing on the premises.
13. The Company neither insures nor guarantees area, acreage, or quantity of land.
14. Existing roads, railroads, streets, or highway rights of way.
15. Easements and restrictions of record.
16. Zoning and regulations for Marshall County, Kansas.

