

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

Issuing Agent: Title-Abstract Co., Inc.  
Issuing Office: 120 West Fifth, Holton, KS 66436  
Issuing Office's ALTA® Registry ID: 1064986

Loan ID No.:  
Commitment No.: T24040080  
Issuing Office File No.: T24040080  
Property Address: 00000 V Rd, Mayetta, KS 66509  
Revision No.:

**SCHEDULE A**

1. Commitment Date: April 1, 2024 at 08:00 AM
2. Policy to be issued:
  - a. ALTA Owner Policy (06-17-06)  
Proposed Insured: TBD  
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: Daniel A. Strawn and Noel W. Strawn.
5. The Land is described as follows:

The Northeast Quarter of Section 17, Township 8 South, Range 16 East of the 6th P.M., Jackson County, Kansas

**TITLE-ABSTRACT CO., INC.**

By: \_\_\_\_\_

Title-Abstract Co., Inc.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Agents National 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.*

**ANTIC CF001 - ALTA Commitment for Title Insurance - Schedule A**

Adopted 07-30-2021

**AMERICAN  
LAND TITLE  
ASSOCIATION**



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(T24040080.PFD/T24040080/2)

SCHEDULE B, PART I

Requirements

Commitment No.: T24040080

File No.: T24040080

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. This is a preliminary title opinion for auction. There are no other requirements at this time. We reserve the right to make requirements as necessary for final policy.

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**ANTIC CF001 - ALTA Commitment for Title Insurance - Schedule B, Part I**

Adopted 07-30-2021

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(T24040080.PFD/T24040080/2)

## SCHEDULE B, PART II

### Exceptions

Commitment No.: T24040080

File No.: T24040080

**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. Any encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land) that would be disclosed by an accurate and complete land survey of the Land.
4. Easements, or claims of easements, not shown by the Public Records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.
7. All taxes for the year 2024 and subsequent years, not yet due and payable.
8. **\*\*Real estate taxes for the year 2023, the total amount of \$672.76, are paid in full; Tax Code No. 06012\*\***
9. Subject to rights of way and easements for roadways, streets and highways.
10. Oil and Gas Lease to H. Huffman and Co., dated April 9, 2013, filed in the Office of the Register of Deeds, Jackson County, Kansas on May 6, 2013, recorded in Record Book 472, Pages 510-513 for a 5 year term.
11. Oil and Gas Lease to Douglas H. Willson, dated February 12, 1991, filed in the Office of the Register of Deeds, Jackson County, Kansas on May 13, 1991, recorded in Record Book 216, Pages 151-152 for a 5 year term.
12. Right of Way Easement granted to Rural Water District No. 3, Jackson County, Kansas, dated May 21, 1973, filed in the Office of the Register of Deeds, Jackson County, Kansas on December 5, 1974, recorded in Record Book R, of Misc., Page 534.

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ANTICF001 - ALTA Commitment for Title Insurance - Schedule B, Part II

Adopted 07-30-2021

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