

Transaction Identification Data for reference only:

Issuing Agent: Finley Miller Title Services, LLC
Issuing Office: Finley Miller Title Services, LLC
ALTA Universal ID:
Loan ID Number:
Commitment Number:
Issuing Office File Number: 2005453
Property Address: 160th & Kingfisher Road Hiawatha, KS 66434
Revision Number: _____

INFORMATIONAL TITLE REPORT

Issued by

FINLEY MILLER TITLE SERVICES, LLC

SCHEDULE A

1. Commitment Date: **August 20, 2020, 7:00 am**
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: **Shirley Family Farms, LLC**
5. The land referred to in this Commitment is described as follows:

The Northeast Quarter of Section 6, Township 4 of Range 17, excepting right-of-way of the Missouri Pacific Railway Company through said land, Brown County, Kansas

This page is only a part of a 2016 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; and Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.
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.



INFORMTIONAL TITLE REPORT

Issued by

Finley Miller Title Services, LLC

SCHEDULE B 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.
 1. **Real estate taxes for the year 2019 and prior years are shown paid in full. The tax identification number is 1-05920.**
 2. **Furnish the insurer a current Certificate in Good Standing with the Secretary of State of the State of Kansas for Shirley Family Farms, LLC.**
 3. **Furnish the insurer a copy of the Articles of Organization and the Operating Agreement of Shirley Family Farms, LLC to determine who must sign the documents on behalf of the LLC.**
 4. **Record properly executed Warranty Deed by authorized member of Shirley Family Farms, LLC, vesting fee simple title in , together with a Kansas Real Estate Sales Validation Questionnaire to accompany said deed.**

This page is only a part of a 2016 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; and Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.
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.



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. **Right or claims of parties in possession not shown by the Public Records.**
3. **General Taxes for the year 2020, and all subsequent years, and special assessments due or payable therewith.**
4. **Easements, or claims of easements, not shown by Public Records.**
5. **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.**
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. **The Company insures access only as long as the insured listed in Schedule A owns all of the land.**
9. **Rights-of-Way and easements for roadways, streets, and highways.**
10. **Terms and conditions of a reservation of Right-of-Way contained in Warranty Deed, recorded November 14, 1878 in Book S at Page 297 in the office of the**

This page is only a part of a 2016 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; and Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.
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.



Register of Deeds of Brown County, Kansas.

- 11. Terms and conditinos of a Right of Way in favor of United Telephone Company of Kansas, Inc., recorded November 19, 1968 in Book 270 at Page 218 in the office of the Register of Deeds of Brown County, Kansas.**
- 12. The real estate described in Schedule A is within the boundaries of the Little Delaware-Mission Creek Watershed Joint District No. Five of Brown County, Kansas, and as a result of the same, may be subject to special assessment and taxation.**
- 13. Order of Designation Pesticide Management Area limiting the input of Atrazine into surface water in the Delaware River Basin in Northeast Kansas filed August 11, 1992 at 8:10 A.M. and recorded in Book 345 at Pages 259-278 of the Register of Deeds Office of Brown County, Kansas.**
- 14. Terms and conditions of a Right of Way Easement in favor of Rural Water District No. 2, Brown County, Kansas, recorded April 19, 1994 in Book 353 at Page 32 in the office of the Register of Deeds of Brown County, Kansas.**
- 15. Oil and Gas Lease in favor of Meany Land & Exploration, Inc., dated March 27, 2004, for a period of 5 years or as long thereafter as oil or gas of whatsoever nature or kind is produced from the premises or any acreage pooled or unitized therewith. This Oil and Gas Lease is recorded in Book 408, Page 497-498 of the Register of Deeds Office of Brown County, Kansas. Said Oil and Gas Lease was Assigned by an Assignment and Bill of Sale, to Heartland Oil and Gas Corp., recorded in Book 412 at page 524-679.**
- 16. Terms and conditions of a Perpetual Easement Deed from Union Pacific Railroad Coompany in favor of Sprint Communications Company L.P., recorded March 14, 2012 in Book 455 at Page 272 in the office of the Register of Deeds of Brown County, Kansas.**
- 17. Terms and conditions of an Easement Deed by Court Order in Settlement of Landowner Action, recorded in Book 461 at Page 226-341 in the office of the Register of Deeds of Brown County, Kansas.**

This page is only a part of a 2016 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; and Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.
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.

