



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.: THOMSEN 224-097
Issuing Office File No.: THOMSEN 224-097
Property Address: 0 Garner, Burlington, KS 66839

SCHEDULE A

1. Commitment Date: April 5, 2024 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Own. Policy (06/17/06)
Proposed Insured: TBD
Proposed Amount of Insurance:
The estate or interest to be insured: Fee Simple
 - b. ALTA Loan 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: Chris Thomsen and Diana L. Thomsen, a married couple.
5. The Land is described as follows:
The Southwest Quarter of the Northwest Quarter (SW¼ NW¼) of Section Two (2), Township Twenty-one (21), Range Fourteen (14), consisting of Forty-Four (44) acres more or less; LESS 4.80 acres flowage easement in favor of United States of America

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.: THOMSEN 224-097

File No.: THOMSEN 224-097

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 TREASURES OFFICE:

1. 2023 TAXES ON TAX I.D. NO. 105180 were \$138.63, the First Half is Paid, the Second Half is To Be Paid at Closing.

TO BE FILED IN THE OFFICE OF THE REGISTER OF DEEDS:

1. A Deed executed by Chris Thomsen and Diana L. Thomsen, a married couple, to TBD.
2. A New Mortgage if needed.
3. An Affidavit of Non-Production if No Longer Producing.

TO BE FILED IN THE 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.: THOMSEN 224-097
File No.: THOMSEN 224-097

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 for the year 2024, and thereafter.
8. A Probate in the Matter of the Estate of Ava May Theobald, filed April 6, 2001 at 09:54 A.M., as case No. 00-PR-43 in District Court of Coffey County, Kansas.
9. A Flowage Easement Deed by and between Maude Theobald, a widow, William Dorman Theobald, a/k/a William D. Theobald, and Ava May Theobald, his wife, and the United States of America, dated November 14, 1961, filed November 20, 1961 at 08:45 A.M., recorded in Book 122, Page 190, in The Office of The Register of Deeds of Coffey County, Kansas.
10. Oil and Gas Lease by and between Chris Thomsen and Diana L. Thomsen, a married couple, and Petrol Oil and Gas, Inc., dated June 4th, 2003, filed July 1, 2003 at 11:50 A.M., recorded in Book 38 O&G, Pages 232-235, in The Office of The Register of Deeds of Coffey County, Kansas.
11. John Redmond Sanitation Zone filed February 11, 1970 at 8:40 A.M. and recorded in Book O, Misc., page 254 in the Office of the Register of Deeds of Coffey County, Kansas.

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