



**First American Title™**

## ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

# Schedule A

Issuing Agent:  
Coffey County Land Title Co., Inc.  
424 Neosho  
Burlington, KS 66839  
Phone: (620)364-2440

ALTA® Universal ID: 0029666  
Commitment No.: 219-317  
Property Address: 0 Quail Rd, Burlington, KS 66839

### SCHEDULE A

1. Commitment Date: November 1, 2019 at 08:00 AM
2. Policy to be issued:
  - (a) ☒ ALTA® ALTA Own. Policy (06/17/06) Policy Proposed Policy Amount:  
Proposed Insured:  
TBD
  - (b) ☒ ALTA® ALTA Loan Policy (06/17/06) Policy Proposed Policy Amount:  
Proposed Insured:  
TBD
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 Commitment Date vested in:  
Bridey G. Hayes and Brent J. Hayes, wife and husband
5. The Land is described as follows:  
The South Half of the Northwest Quarter (S 1/2 NW 1/4) of Section Seventeen (17), Township Twenty (20) South, Range Sixteen (16), East of the Sixth Principal Meridian, Coffey County, Kansas.

### FIRST AMERICAN TITLE INSURANCE COMPANY

By:

  
Coffey County Land Title Co., Inc.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American 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.*

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AMERICAN  
LAND TITLE  
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**First American Title™**

## ALTA Commitment for Title Insurance

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**First American Title Insurance Company**

### **Schedule BI & BII**

Commitment No.: 219-317

#### **SCHEDULE B, PART I 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.

#### **TO BE PAID TO THE COFFEY COUNTY TREASURER:**

1. FULL PAYMENT OF THE 2019 TAXES ON TRACT #107996

#### **TO BE FILED AT THE OFFICE OF THE COFFEY COUNTY REGISTER OF DEEDS:**

1. A Warranty Deed executed by Bridey G. Hayes, a/k/a Bridey Glenne Fann Hayes and Brent J. Hayes, a/k/a Brent James Hayes, wife and husband, to TBD.

2. A New Mortgage, if required.

3. A FULL Release of the Mortgage executed by Brent James Hayes and Bridey Glenne Fann Hayes, to United States Department of Agriculture, Farm Service Agency, in the amount of \_\_\_\_\_ dated April 28, 2005, filed May 19, 2005 at 11:30 A.M. and recorded in Book 215, Mtgs., pages 632-636 in the Office of the Register of Deeds of Coffey County, Kansas.

4. A FULL Release of the Mortgage executed by Brent James Hayes and Bridey Glenne Fann Hayes, to United States Department of Agriculture, Farm Service Agency, in the amount of \_\_\_\_\_ dated March 27, 2007, filed April 2, 2007 at 11:30 A.M. and recorded in Book 228, Mtgs., pages 568-572 in the Office of the Register of Deeds of Coffey County, Kansas.

5. A FULL Release of the Mortgage executed by Brent James Hayes, a/k/a Brent J. Hayes and Bridey Glenne Fann Hayes, to United States Department of Agriculture, Farm Service Agency, in the amount of \_\_\_\_\_

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**Schedule B**  
(Continued)

Commitment No.: 219-317

dated January 20, 2012, filed March 13, 2012 at 9:30 A.M. and recorded in Book 256, Mtgs., pages 261-267 in the Office of the Register of Deeds of Coffey County, Kansas.

6. An Affidavit of Non-Production if the Oil and Gas Lease is no longer producing.

TO BE FILED IN DISTRICT COURT:  
NONE.

WE NEED THE FOLLOWING DOCUMENTS FOR OUR FILES:  
NONE.

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**Schedule B**  
(Continued)

Commitment No.: 219-317

**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. 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 and not shown by the Public Records.
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 2020, and thereafter.
8. 2018 taxes on Tract #107996 were 218.32 and are paid in full.
9. Oil and Gas Lease executed by Bridey B. Fann and Jerry Fann to Eastman Energy, for a period of 5 years or as long as lease is producing, dated February 8, 2002, filed February 14, 2002 at 11:30 A.M. and recorded in Book 34, O&G, pages 156-159 in the Office of the Register of Deeds of Coffey County, Kansas.

There are numerous assignments filed on this Lease.

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