



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.: JONES 220-042
Property Address: 27th Rd, Lebo, KS 66856

SCHEDULE A

1. Commitment Date: February 27, 2020 at 08:00 AM
2. Policy to be issued:
 - (a) ☒ ALTA® ALTA Own. Policy (06/17/06) Policy Proposed Policy Amount:
Proposed Insured:
 - (b) ☒ ALTA® ALTA Loan Policy (06/17/06) Policy Proposed Policy Amount:
Proposed Insured:
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:
Brad L. Jones and Darla K. Jones, husband and wife - Undivided 1/3 interest
Lane A. Jones, a single person - Undivided 1/3 interest
Chris D. Jones, a single person - Undivided 1/3 interest
5. The Land is described as follows:
The North Half of the Northwest Quarter (N 1/2 NW 1/4) of Section Eleven (11), Township Nineteen (19) South, Range Fourteen (14), 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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 First American Title™	ALTA Commitment for Title Insurance ISSUED BY First American Title Insurance Company
Schedule BI & BII	

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**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 FILED AT THE OFFICE OF THE COFFEY COUNTY REGISTER OF DEEDS:

1. A Deed executed by Brad L. Jones and Darla K. Jones, husband and wife, for 1/3 undivided interest, Chris D. Jones and Andrea Jones, husband and wife, for 1/3 undivided interest, and Lane A. Jones and Cindy Jones, husband and wife, for 1/3 undivided interest, to TBD.
2. A Mortgage, if required.

TO BE FILED AT COFFEY COUNTY DISTRICT COURT:
NONE

WE NEED THE FOLLOWING DOCUMENTS FOR OUR FILE:
NONE

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Schedule B
(Continued)

Commitment No.: JONES 220-042

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. Total 2019 taxes on Tract #101010 are \$512.30 and are paid in full.
9. An Easement from Donald D. Jones to Coffey County, Kansas, dated June 9, 1992, filed June 9, 1992 at 2:50 P.M. and recorded in Book LL, Misc., page 378 in the Office of the Register of Deeds of Coffey County, Kansas.
10. A Permanent Easement from Brad L. Jones to Coffey County, Kansas, dated June 29, 2004, filed August 2, 2004 at 11:40 A.M. and recorded in Book YY, Misc., page 480 in the Office of the Register of Deeds of Coffey County, Kansas.

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