

Transaction Identification Data for reference only:

Issuing Office: Tallgrass Title

File Number: 240027

Property Address: 00000 Hwy 99 Blaine, KS 66549

PRELIMINARY TITLE REPORT

Issued by

SCHEDULE A

1. Report Date: **January 17, 2024, 08:00 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 Report is **Fee Simple**.
4. Title to the **Fee Simple** estate or interest in the land is at the Effective Date vested in:
William Leo Cummings
5. The land referred to in this Report is described as follows:
The South Half of the North Half (S½N½) of Section Twenty-two (22), Township Six (6), Range Nine (9) East of the 6th P.M.

TALLGRASS TITLE



Jacob Pugh



PRELIMINARY TITLE REPORT

**SCHEDULE B - SECTION I
REQUIREMENTS**

Effective Date: **January 17, 2024, 08:00 am**

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 Report 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.

N/A

5. Pay all general and special taxes now due and owing.

NOTE: This commitment is a preliminary report and will be updated upon receipt of a signed contract regarding the real estate to be covered by this commitment.

PRELIMINARY TITLE REPORT

SCHEDULE B - SECTION II EXCEPTIONS

Effective Date: **January 17, 2024, 08:00 am**

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

EXCEPTIONS FROM COVERAGE

THIS REPORT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS REPORT 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. **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 Company reserves the right to make exceptions and requirements prior to and following closing for issuance of a title policy(ies) based upon the specifics of the transaction, the review of the closing documents, and changes in title searching capabilities resulting from the consequences of the security incident affecting access to the Kansas Court systems.**
8. **Taxes for the year 2024 and subsequent years are not yet due and payable. Taxes for the first half of the year 2023 in the amount of \$347.33 are paid in full. Taxes for the second half of the year 2023 in the amount of \$347.33 are due and payable on or before May 10, 2024. Taxes for the year 2022 and prior years are paid in full. CAMA/Parcel Number: 045-22-0-00-00-007-00-0-01**
9. **Order Vacating Highway for 218 as filed for record on April 2, 1996 at 09:00 AM in Book 295 at Page 46 in the records of the Office of the Register of Deeds, Pottawatomie County,**

Kansas.

- 10. The land in this commitment shall not be deemed to include any house trailer or mobile home standing on the premises.**
- 11. Existing roads, railroads, streets, or highway rights of way.**
- 12. Easements and restrictions of record.**
- 13. Zoning and regulations for Pottawatomie County, Kansas.**