

COMMITMENT FORM
Schedule A

1. Commitment Date: **February 23, 2024 at 7:45 AM**

2. Policy or Policies to be issued.

(a) XX ALTA Owner's Policy \$ 000.00
Proposed Insured:

Husband and wife

(b) XX ALTA Loan Policy \$ 000.00
Proposed Insured:

Its successors and/or assigns

3. Fee Simple Title interest in the land described in this Commitment is owned, at the Commitment Date, by

Francis B. Schraad, or his successors as Trustees of the Francis B Schraad Living Trust UDT dated February 15, 1996

4. The land referred to in this Commitment is described as follows:

The Southeast Quarter of Section 18, Township 2 South, Range 13 East of the 6th P.M., Nemaha County, Kansas

COMMITMENT FORM
Schedule B - Section 1
REQUIREMENTS

The following requirements must be met:

- (a) Pay the agreed amounts for the interest in the land or the mortgage to be insured.
- (b) Pay us the premiums, fees and charges for the policy.
- (c) Documents satisfactory to us creating the interest in the land or the mortgage to be insured must be signed, delivered and recorded:
- (d) You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land or who will make a loan on the land. We may make additional requirements or exceptions relating to the interest or the loan.
- (e) **Record current dated Trustee's Certification, conforming with Kansas Title Standards, stating the authority of the current trustee(s) Francis B. Schraad Living Trust UDT dated February 15, 1996 to sell the proposed insured real estate. We reserve the right to make additional requirements upon review of this document.**
- (f) **We reserve the right to make additional requirements based upon the identity of the purchaser and issuance of a commitment for loan policy if needed.**

Schedule B - Section 2
EXCEPTIONS

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

1. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping of improvements.
2. Any facts, rights, interests or claims which are not shown by the public record but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances or claims thereof, which are not shown by the public record.
4. Any lien or right to lien for services, labor or material imposed by law and not shown by the public record.
5. **All assessments and taxes for 2023 and prior years are paid in full.
2023 Tax Information: Tax ID #GI0112 \$1169.50 total tax amount, paid in full.**
6. MORTGAGES: NONE
7. OTHER LIENS: NONE

8. EASEMENTS:

- a. Subject to terms and conditions of fence agreement dated July 24, 1953, by and between the owner of the Southeast Quarter of 18, Township 2, Range 13 and the owner of the South Half of the Northeast Quarter of Section 18, Township 2, Range 13, Nemaha County, Kansas, recorded at Book 236 Page 101.
- b. Subject to terms and conditions of easement in favor of Rural Water District No. 3, Nemaha County, Kansas, its successors and assigns, recorded at Book 272 Page 597.
- c. Subject to terms and conditions of Oil and Gas Lease dated February 13, 1980, executed by Francis B. Schraad and Gwendolyn L. Schraad, husband and wife, in favor of Pendleton Land and Exploration, Inc, 1700 Security Life Bldg., Denver, Colorado 80202, for a primary term of 10 years, recorded at Book 301 Pages 204-205, and assignments and modifications thereto.
- d. Reference(s) to acreage in the description of the Land is/are for informational or descriptive purposes only and acreage is not insured by this commitment or policy.
- e. Any portions used for railroad/roads/streets/highways.

Nemaha County Abstract & Title Company

507 Main Street · PO Box 103
Seneca, KS 66538
785 · 336 · 2137 phone
785 · 336 · 2537 fax

Shelly Delaney, Owner • shelly@nemahacotitle.com
Angie Kramer • angiek@nemahacotitle.com
Theresa Sudbeck • theresa@nemahacotitle.com

February 26, 2024

Nemaha County Abstract & Title Company
507 Main Street
PO Box 103
Seneca, KS 66538
Phone: 785-336-2137 • Fax: 785-336-2537

File # 24-0039 Francis B. Schraad Trust

Auction Commitment

FOR SERVICES RENDERED

Auction Commitment

Fence Agreement
Book 236
Page 101

AGREEMENT

THIS AGREEMENT, made and entered into this 24th day of July, 1953 by and between Ida Koehler, et al. owner of the Southeast Quarter (SE $\frac{1}{4}$) of Section Eighteen (18), Township Two (2), Range Thirteen (13), and Anna M. Ronnebaum, owner of the South Half (S $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Eighteen (18), Township Two (2), Range Thirteen (13).

It is mutually agreed and understood by and between the parties hereto that from now on and henceforth Ida Koehler, et al, are to maintain, rebuild or repair the East Half (E $\frac{1}{2}$) of the fencing dividing above tracts of real estate and that Anna M. Ronnebaum, will maintain, repair or rebuild the West Half (W $\frac{1}{2}$) of said fencing.

Ida Koehler
Ida Koehler

Anna M. Ronnebaum
Anna M. Ronnebaum

State of Kansas

County of Nemaha

Subscribed and sworn to before me this 24th day of July, 1953.

My Commission Expires July 21, 1953.

(SEAL)

Dan J. Dreiling
Notary Public

Filed for record on the 24th day of July A.D. 1956 at 10:00 o'clock A.M.

Richard Zintzenberger
Register of Deeds