

COMMITMENT FORM
Schedule A

1. Commitment Date: **September 9, 2026 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

Angela Rice, Stefanie Egan, Daniel Meier

Life Estate Interest of Laverne R. Meier and Sara K. Meier, husband and wife, and Max E. Meier, a single person

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

Tract 1: The West Half of the Southeast Quarter of Section 2, Township 1 South, Range 12 East of the 6th P.M., Nemaha County, Kansas

Tract 2: The Southwest Quarter of Section 2 Township 1 South, Range 12 East of the 6th P.M., Nemaha County, Kansas, LESS AND EXCEPT ten acres off the North side of the Northwest Quarter of Southwest Quarter.

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) **Provide Owner's Affidavit. Said form to be provided by the Title Company, and said original, completed, signed and notarized form must be returned to the Title Company. 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 2025 and prior years are paid in full.**
2025 Tax Information:
Tract 1: Tax ID #NM0009 \$2510.14 total tax amount, paid in full
Tract 2: Tax ID #NM0009-A \$2674.70 total tax amount, paid in full
- 6. MORTGAGES: NONE

7. OTHER LIENS: NONE

8. EASEMENTS:

- a. Subject to terms and conditions of easement in favor of The Kansas Power and Light Company, its successors and assigns recorded at Book 205 Page 628.
- 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 187.
- c. Subject to terms and conditions of Confined Animal Feeding Facility/Habitable Structure Separation Distance Agreement, recorded at Book 543 Page 270.
- d. Any portions used for railroad/roads/streets/highways.