

## SCHEDULE A

1. Effective Date: **June 3, 2014 at 8:00 am**
2. Policy or Policies to be issued:
  - (a) (Standard) Owner's Policy: \$ TBD  
Proposed Insured:
  - (b) (Standard) Loan Policy: \$ TBD  
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 Effective Date vested in:  
  
 **Mary Annabelle Miller, as Grantor and initial Trustee of the Trust created under a Declaration of Trust executed June 6, 1989, and amended by First Amendment to Declaration of Trust dated August 23, 1989, as hereinafter more fully designated and described**
5. The land referred to in this Commitment is described as follows:  
  
 **The South half of the Northeast quarter of Section 17, Township 23 South, Range 23 East of the 6<sup>th</sup> PM, all in Linn County, Kansas.**

**NOTE: Jackson Road, Mapleton KS 66754**

## SCHEDULE B

### I. Requirements

A. Instruments in insurable form which must be executed, delivered, and duly filed for record, to wit:

1. Record Warranty Deed executed by Mary Annabelle Miller, as Grantor and initial Trustee of the Trust created under a Declaration of Trust executed June 6, 1989, and amended by First Amendment to Declaration of Trust dated August 23, 1989, as hereinafter more fully designated and described, vesting fee title to...
2. Furnish Linn County Abstract with a Certificate of Trust for Mary Annabelle Miller.

**As this is an informational commitment, you should determine your own requirements based on the information enclosed.**

1. Payment of the necessary consideration for the estate or interest to be insured.
2. Pay all premiums, fee and charges for the policy.
3. Payment of all taxes and/or assessments levied against the subject premises which are due and payable.
4. After review of the above documents, additional requirements may be made before the policy may be issued.

II. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

A. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

B. General Exceptions

1. Any lien or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by Public Record.
2. 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.
3. Easements or claims of easements, not shown by the public record.
4. Rights or claims of parties in possession not shown by the public record.
5. Taxes, or special assessments, if any, not shown as existing liens by the public record.

C. Special Exceptions

1. General Taxes for all of the year 2014 and subsequent years and special assessments are due or payable therewith. (2013, Tract #19440, \$131.80, PAID, all prior years paid in full.)
2. Mechanics Liens if any not shown of record.
3. Easements and rights of way for roads and/or highways, if any.
4. Oil and Gas Leases and all related instrument.
5. Oil and Gas Lease by and between Mary Annabelle Miller, Trustee of the Trust created under a Declaration of Trust, June 6, 1989 and J. Fred Hambright, lessee for a term of 3 years or as long as there is production as shown by instrument dated May 25, 2002 and recorded June 18, 2002 in Book 288, page 284.

- ✓ 5. Oil and Gas Lease by and between Mary Annabelle Miller, Trustee of the Trust created under a Declaration of Trust, June 6, 1989 and J. Fred Hambright, lessee for a term of 3 years or as long as there is production as shown by instrument dated May 25, 2002 and recorded June 18, 2002 in Book 288, page 284.
- ✓ 6. Affidavit of Production recorded July 9, 2008 in Book 398, page 370, together with all terms and conditions therein provided.

**NOTE: This is an informational report and has been issued as a report as to the status of title. This is not a commitment to insure. We have provided a chain of Title for your information, including copies of Documents. You should make your own requirement based on those documents. If you need further information, please call us.**

SCHEDULE A

1. Effective Date: **June 3, 2014 at 8:00 am**
2. Policy or Policies to be issued:
  - (a) (Standard) Owner's Policy: \$ TBD  
Proposed Insured:
  
  - (b) (Standard) Loan Policy: \$ TBD  
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 Effective Date vested in:  
✓ **Richard Dale Miller, a single person, c/o Kansas City Vending Service, Inc.**

5. The land referred to in this Commitment is described as follows:  
✓ **The South half of the Southeast quarter of Section 17, Township 23 South, Range 23 East of the 6<sup>th</sup> PM, all in Linn County, Kansas.**

**NOTE: W. 400 Road, Blue Mound KS 66010**

## SCHEDULE B

### I. Requirements

A. Instruments in insurable form which must be executed, delivered, and duly filed for record, to wit:

- ✓ 1. Record Release of Mortgage dated October 21, 2001, executed by Richard Dale Miller and Peggy E. Miller, aka Margaret Elizabeth Miller, in favor of Citizens State Bank, in the original amount of \$25,000.00, recorded October 25, 2002 in Book 295, page 217. ASSIGNMENT of Rents recorded October 25, 2002 in Book 295, page 223.
- ✓ 2. Satisfaction and Release of Federal Tax Lien recorded September 4, 2012 in Book UCC, page 17268; and Book 440, page 669, in the amount of \$46,093.78, plus penalty and interest.
- ✓ 3. Record Warranty Deed executed by Richard Dale Miller and Peggy E. Miller, husband and wife, vesting fee title to...

As this is an informational commitment, you should determine your own requirements based on the information enclosed.

1. Payment of the necessary consideration for the estate or interest to be insured.
2. Pay all premiums, fee and charges for the policy.
3. Payment of all taxes and/or assessments levied against the subject premises which are due and payable.
4. After review of the above documents, additional requirements may be made before the policy may be issued.

II. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

A. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

B. General Exceptions

1. Any lien or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by Public Record.
2. 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.
3. Easements or claims of easements, not shown by the public record.
4. Rights or claims of parties in possession not shown by the public record.
5. Taxes, or special assessments, if any, not shown as existing liens by the public record.

C. Special Exceptions

- ✓ 1. General Taxes for all of the year 2014 and subsequent years and special assessments are due or payable therewith. (2013, Tract #14257, \$660.62, PAID, all prior years paid in full.)
2. Mechanics Liens if any not shown of record.
3. Easements and rights of way for roads and/or highways, if any.
4. Oil and Gas Leases and all related instrument.
- ✓ 5. Oil and Gas Lease by and between Richard Dale Miller and Margaret Elizabeth Miller, husband and wife, lessors and J. Fred Hambright, lessee for a term of 3 years or as long as there is production as shown by instrument dated April 6, 2002 and recorded April 29, 2002 in Book 286, page 35.

**NOTE: This is an informational report and has been issued as a report as to the status of title. This is not a commitment to insure. We have provided a chain of Title for your information, including copies of Documents. You should make your own requirement based on those documents. If you need further information, please call us.**