

Commitment Number: TI16-13528

SCHEDULE A

1. Effective Date: February 17, 2016 at 08:00 AM
2. Policy or Policies to be issued: Amount
 - (a) X Owner's Policy (ALTA Own. Policy (06/17/06))
Proposed Insured:
TBD
 - (b) X Loan Policy (ALTA Loan Policy (06/17/06))
Proposed Insured:
To Be Determined, its successors and/or assigns as their
respective interests may appear.
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:
Brenda Crowder
5. The land referred to in the Commitment is described as follows:
SEE EXHIBIT A ATTACHED HERETO

Land Title Services, Inc.

By: 

Theresa McKinney

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SCHEDULE B

1. Requirements:

1. Instrument creating the estate of interest to be insured must be executed and filed for record, to wit:
 - a. Record Warranty Deed executed by Brenda Crowder (and spouse if married) to TBD.
 - b. Record Release of mortgage executed by Orville & Brenda Crowder, husband and wife in favor of The Bennington State Bank in the amount of \$72,000.00, dated 01/25/08, and recorded 02/01/08, in Book 1166, page 720.

NOTE: Saline County requires inspection and approval of all septic systems, drinking water wells and lagoons prior to conveyance of real estate. (If applicable)

2. Pay the full consideration to, or for the account of, the grantors or mortgagors
 3. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable
 4. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, sub contractors, labor and materialmen are all paid; and have released of record all liens or notice of intent to perfect a lien for labor or material.
 5. Provide title company with an "affidavit of title" as provided herein, executed by owners.
2. 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:
1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
 2. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by Public Records
 3. 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.
 4. Easements, or claims of easements, not shown by the Public Records.
 5. Right or claims of parties in possession not shown by the Public Records.
 6. Taxes or special assessments, if any, not shown as existing liens by the Public Records.

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(TI16-13528.PFD/TI16-13528/6)

Commitment Number: T116-13528

SCHEDULE B
(Continued)

7. General Taxes for all of the year 2012 and all subsequent years and all special assessments due and payable therewith.
8. Restrictions and Easements, if any, as set out in Plat Book C, Page 36.
9. Affidavit of permanently affixed manufactured/mobile home and application to eliminate title.

The mortgage Policy to be issued will include the following endorsements:
ALTA Endorsement Form 8.1 (Environmental Protection Lien)

(FOR INFORMATIONAL PURPOSES ONLY: The 2015 amount is \$1234.88. For verification parties should contact the County Treasurer in reference to Tract No. 02167

FOR INFORMATIONAL PURPOSES ONLY:

RECORDING FEES are generally \$15.00 for the first page and \$11.00 for each additional page of each document. Recording fees for releases and assignments of a single mortgage are \$14.00 for the first page and \$4.00 for each additional page. Kansas Mortgage Registration Tax is payable at the rate of .15% (\$1.50 per \$1000) of indebtedness. Checks for these fees should accompany the documents and be made payable to the Register of Deeds.

ANY DEED to be recorded must be accompanied by a Kansas Real Estate Sales Validation Questionnaire unless a valid exemption is stated on the face of the deed pursuant to KSA 17-1437.

REAL ESTATE TAXES are billed on November 1 of the tax year and are due and payable at that time. The first half becomes delinquent on December 20 of the tax year; the second half becomes delinquent on May 10 of the following year.

Note: If you encounter any problems in regard to title requirements or exceptions, please do not hesitate to call us as 785-823-7223. It has been a pleasure doing business with you.

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(T116-13528.PFD/T116-13528/6)

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EXHIBIT A
PROPERTY DESCRIPTION

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

Lots Seven (7) and Nine (9), Block Nineteen (19), Episcopal Military Institute Addition, to the City of Salina, Saline County, Kansas