

Issued By: McCaffree-Short Title Company, Inc.

Name and Address of Title Insurance Company:

**First American Title Insurance Company
1 First American Way, Santa Ana, CA 92707**

SCHEDULE A

Commitment Number: L16-26423

1. Commitment Date: July 6, 2016 at 08:00 AM

2. Policy (or Policies) to be issued:

(a) ALTA Owner's Policy (ALTA Own. Policy (06/17/06))

Policy Amount:

Proposed Insured:

To Be Determined

Owner's Policy Premium \$To Be Determined

Additional Tract Fee \$75.00

(b) ALTA Loan Policy (ALTA Loan Policy (06/17/06))

Policy Amount:

Proposed Insured:

To Be Determined

Loan Policy Premium \$To Be Determined

3. Fee Simple interest in the Land described in this Commitment is owned, at the Commitment Date, by:
Georgia L. Shafer and Kimberley L. Shafer

4. The Land referred to in the Commitment is described as follows:

Blocks Eleven (11), Twelve (12) Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Forty-one (41), Forty-two (42), Forty-three (43), and Forty-four (44), all in the Town of Kickapo and the Southwest Quarter of the Southwest Quarter of Section Thirty-three (33), Township Seven (7), Range Twenty-two (22), all in Leavenworth County, Kansas.

McCaffree-Short Title Company, Inc.

By:

McCaffree-Short Title Company, Inc. 913-327-1100

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SCHEDULE B-SECTION I REQUIREMENTS

Commitment Number: L16-26423

The following requirements must be met:

- A. Pay the agreed amounts for the interest in the Land and/or the Mortgage to be insured.
- B. Pay us the premium, fees and charges for the policy.
- C. 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 then make additional requirements or exceptions.
- D. Documents satisfactory to us creating the interest in the Land and/or Mortgage to be insured must be signed, delivered and recorded.
 - 1. Warranty Deed from Georgia L. Shafer and spouse, if married and Kimberley L. Shafer n/k/a Kimberley L. Sepe and spouse, if married to To Be Determined
 - 2. Mortgage from To Be Determined to To Be Determined, securing the principal amount of \$
- E. IF THE LENDER REQUIRES MECHANIC'S LIEN COVERAGE:
Furnish satisfactory proof that there has been no improvements or construction on the premises in the last 12 months (Owner's affidavit).
- F. IF THE LENDER REQUIRES SURVEY COVERAGE:
Furnish an executed Survey Affidavit/Indemnity Agreement along with evidence that there is nobody in possession other than the record owner. (Owner's affidavit)
- G. FOR INFORMATIONAL PURPOSES ONLY:

The McCaffree-Short Title Company, Inc., insurance license number for Missouri is 8021942 and for Kansas is NPN # 824004.

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SCHEDULE B-SECTION II EXCEPTIONS

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

A. 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 Records.
2. Any encroachment, encumbrance, violation, variation or adverse circumstance 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 Records.
4. Rights or claims of parties in possession not shown by the Public Records.
5. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
6. Loss or damage by reason of there being recorded in the Public Records, any deeds, mortgages, lis pendens, liens or other title encumbrances subsequent to the commitment date and prior to the effective date of the final Policy.

B. Special Exceptions:

1. General taxes and special assessments for the year 2016 and subsequent years, not yet due and payable.
2. 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 acquired for value of record the estate or interest or mortgage thereon covered by this commitment.
3. FOR INFORMATIONAL PURPOSES ONLY:

2015 General taxes are \$1,737.28 all paid; ID# 00067

2015 General taxes are \$34.24 all paid; ID# 00048 vacant ground to the North

4. This policy will not insure against the possibility that the property in question may be included in a benefit or other improvement district, contemplated or existing, but for which no assessments have as yet been shown on the tax rolls.
5. Restrictions, Reservations, Easements, Covenants and Building Setback Lines, as shown on the Plat of Kickapoo City filed in Plat Book 1A, at Page 31.
6. Ordinance vacating streets and alley's as recorded in Book 357, Page 469.
7. CHAIN OF TITLE:

Title to the premises in question has not changed in the last 24 months.