



COMMITMENT TO INSURE

AGREEMENT TO ISSUE POLICY

We agree to issue a policy to you according to the terms of this commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

- Our obligation under this Commitment is limited by the following:
- The Provisions of Schedule A.
 - The Requirements in Schedule B-I.
 - The Exceptions in Schedule B-II
 - The Conditions.

This Commitment is not valid without Schedule A and Sections I and II of Schedule B.

Old Republic National Title Insurance Company has caused this Commitment to be signed and sealed by its authorized officers and issued by its authorized agent as of the Effective Date shown in Schedule A.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
 400 Second Avenue South, Minneapolis, Minnesota 55401
 (612) 371-1111

By  President
 Attest  Secretary

Issued by Authorized Agent:
Kansas Secured Title, Inc. - Topeka
 901 N.E. River Road, Suite 200
 Topeka, Kansas 66616
 Phone: 785-232-9349
 FAX: 785-232-2149

COMMITMENT FOR TITLE INSURANCE
Issued by
Old Republic National Title Insurance Company
By its Agent:
Kansas Secured Title, Inc. - Topeka
901 N.E. River Road, Suite 200, Topeka, Kansas 66616
785-232-9349

Title Officer: Chris Kline File No.: SN045198
Telephone: 785-232-9349 Revision No.:
Email: ckline@kstitle.com Customer File:
Closing Office: 3501 SW Fairlawn, Lower Level, Topeka, KS 66614
Phone 785-271-9352 Fax 785-272-4984
Email Loan Documents to: docs@kstshawnee.com

SCHEDULE A

1. Effective Date: April 20, 2017, 08:00 am

Property Address: 7221 SE Berryton Road
Berryton, KS 66409

2. Policy (or Policies) to be issued:

a. ALTA Owner's Policy (6-17-06)

Amount:
Premium Amount:

Proposed Insured: To Be Determined

b. ALTA Loan Policy (6-17-06)

Amount:
Premium Amount:

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:

The Melody Kay Williams Revocable Living Trust Agreement U/A dated March 10, 2017.

5. The land referred to herein is described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof

EXHIBIT "A"

The land referred to herein is described as follows:

All that part of the South half of the Northeast Quarter of Section 9, Township 13 South, Range 16, East of the 6th P.M., lying South and West of Right of Way K.N. and D. Railway Company, Shawnee County, Kansas, EXCEPTING therefrom 4 tracts of land as follows:

1. One Tract beginning at the Northwest corner of said South half of Northeast Quarter; thence East 60 rods; thence South 10 feet to a stone fence; thence Southwesterly along said stone fence to a point on West line of said Northeast Quarter 9 rods 6 1/2 feet South of place of beginning; thence North to place of beginning.
2. Also excepting one tract beginning at a point 60 rods East of Northwest corner of said South half of Northeast Quarter; thence East 38 rods; thence South 35 feet to a stone fence; thence Northwesterly along said stone fence to a point 10 feet South of place of beginning, thence North to place of beginning.
3. Also except one tract beginning at a point 1634-8/10 feet South of Northeast corner of said Section 9; thence South 281-7/10 feet; thence South 77 degrees 50 minutes West 376-2/10 feet; thence North 74 degrees and 35 minutes West 345 feet; thence North 41 degrees and 51 minutes West 150-4/10 feet; thence 24 degrees and 20 minutes North, West 83-7/10 feet; thence North 7 degrees 20 minutes East 84-5/10 feet; thence North 65 degrees and 13 minutes East 395 feet; thence South 71 degrees and 47 minutes East 493 feet to beginning, all East of the 6th P.M., in Shawnee County, Kansas.
4. Also except one tract beginning at the Southwest corner of the Northeast Quarter of said Section 9; thence North 02 degrees 19 minutes 44 seconds West along the West line of said Northeast Quarter of Section 9, 286.58 feet; thence South 44 degrees 24 minutes 53 seconds East 391.00 feet to the South line of said Northwest Quarter of Section 9; thence South 88 degrees 27 minutes 27 seconds West along said South line 262.09 feet to the point of beginning.

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785-232-9349

SCHEDULE B

I. Requirements:

The following items need to be satisfied or released prior to closing. In the event these items are not satisfied or released they will show as exceptions on the policy(ies) when issued.

1. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
2. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest or mortgage to be insured.
3. We anticipate compliance with the following requirements:
 - a. The County Treasurer's records for Tax ID 2020900001017000 show:
2016 General Tax: \$2,801.02 Special Assessments: \$0.00; Total: \$2,801.02
2016 taxes are paid in full.
 - b. FURNISH for our file the attached Certification of Trust as to the Melody Kay Williams Living Trust Agreement U/A dated March 10, 2017 to be completed by the Trustee(s). The right is reserved to additional requirements and/or exceptions including requirement of copies of the pertinent provisions of the trust document.
 - c. Trustees Deed by Melody Kay Williams Living Trust Agreement U/A dated March 10, 2017, to To Be Determined, together with Kansas Real Estate Validation Questionnaire fully completed and signed to accompany said Deed.

NO FURTHER REQUIREMENTS AT THIS TIME

For informational purposes we note the following Deed(s) appearing on the record:

Quit Claim Deed from Melody K. Williams, a single person, to Melody Kay Williams and Derek Ryun Williams, Co-Trustees of the Melody Kay Williams Living Trust Agreement U/A dated March 10, 2017, recorded March 20, 2017, as Document No. [2017R04366](#).

State of Kansas Department of Health and Environment Certificate of Death for Michael A. Williams, Date of Death: April 13, 2016, filed of record in the office of the Shawnee County Register of Deeds on March 31, 2017, as Document No. 201705152.

Joint Tenancy Warranty Deed from Michael A. Williams dba Melody's Antiques and Melody Williams, husband and wife, to Michael A. Williams and Melody K. Williams, recorded December 18, 2002, in [Book 3746, Page 699](#).

No other instrument conveying title to the land appears within the 24 months preceding the date of this commitment. This information is shown to evidence transfers of title within the last 24 months and should not be construed as an abstract or representation of title.

****NOTE: The actual value of the estate or interest to be insured must be disclosed to the Company, and subject to approval by the Company, entered as the amount of the policy to be issued. It is agreed that, as between the Company, the applicant for this commitment, and every person relying on this commitment, the amount of the requested policy will be assumed to be \$1,000.00, and the total liability of the Company on account of this commitment shall not exceed that amount, until such time as the actual amount of the policy to be issued shall have been agreed upon and entered as aforesaid, and the Company's applicable insurance premium charges for same shall have been paid.**

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II. EXCEPTIONS

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 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. GENERAL EXCEPTIONS:

- a) Rights or claims of parties in possession not shown by the Public Records.
- b) Easements or claims of easements, not shown by the Public Records.
- c) 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
- d) Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- e) Taxes, or special assessment, if any not shown as existing liens by Public Records.

3. ADDITIONAL EXCEPTIONS:

- a) **The lien of general and special taxes for 2017 and subsequent years.**
- b) **Existing Roads and Highways.**
- c) **Restrictive Easement to the United States of America for the maintenance of the Glide Angle Plane and/or Transitional Plane in connection with Forbes Air Force Base, as set out in [Book 1247, Page 540](#).**
- d) **Deed of Easement to the United States of America for the continuing right to cut and remove trees, bushes, shrubs or any other perennial growth and the right to remove or destroy structures, as set out in [Book 1419, Page 494](#).**
- e) **Contract #30622 by the City of Topeka for operation and maintenance of Landon Trail as set out in [Book 3758, Page 611](#).**

- f) **Grant of Easement and Right of Way by and between Kanza Rail-Trail Conservatory and Kansas Department of Wildlife, Park and Tourism, recorded February 16, 2017, filed in Document No. [2017R02492](#).**

Kansas Secured Title, Inc. - Topeka/Title Midwest, Inc.

PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal and/or financial information. We agree that you have a right to know how we will utilize the personal information you provide us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

APPLICABILITY

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

TYPES OF INFORMATION

Depending upon which of our services you are utilizing, the type of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others;
- and;
- Information we receive from a consumer-reporting agent.

USE OF INFORMATION

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom our affiliated companies have joint marketing agreements.

FORMER CUSTOMERS

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

CONFIDENTIALITY AND SECURITY

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities that need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Conditions

1. DEFINITIONS

- (a) "Mortgage" means mortgage, deed of trust or other security instrument. (b) "Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.

2. LATER DEFECTS

The Exceptions in Schedule B-Section II may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attach between the Commitment Date and the date on which all of the Requirements (a) and (b) of Schedule B – Section I are met. We shall have no liability to you because of this amendment.

3. EXISTING DEFECTS

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4. LIMITATION OF OUR LIABILITY

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have meets its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirement shown in Schedule B – Section I

or

eliminate with our written consent any Exceptions shown in Schedule B – Section II.

We shall not be liable for more than the Policy Amount show in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you."

CLAIMS MUST BE BASED ON THIS COMMITMENT

Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this Commitment and is subject to its terms.

FACTS
WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?

Why?	<p>FINANCIAL COMPANIES CHOOSE HOW THEY SHARE YOUR PERSONAL INFORMATION. FEDERAL LAW GIVES CONSUMERS THE RIGHT TO LIMIT SOME BUT NOT ALL SHARING. FEDERAL LAW ALSO REQUIRES US TO TELL YOU HOW WE COLLECT, SHARE, AND PROTECT YOUR PERSONAL INFORMATION. PLEASE READ THIS NOTICE CAREFULLY TO UNDERSTAND WHAT WE DO.</p>
What?	<p>THE TYPES OF PERSONAL INFORMATION WE COLLECT AND SHARE DEPEND ON THE PRODUCT OR SERVICE YOU HAVE WITH US. THIS INFORMATION CAN INCLUDE:</p> <ul style="list-style-type: none"> L SOCIAL SECURITY NUMBER AND EMPLOYMENT INFORMATION L MORTGAGE RATES AND PAYMENTS AND ACCOUNT BALANCES L CHECKING ACCOUNT INFORMATION AND WIRE TRANSFER INSTRUCTIONS <p>WHEN YOU ARE <i>NO LONGER</i> OUR CUSTOMER, WE CONTINUE TO SHARE YOUR INFORMATION AS DESCRIBED IN THIS NOTICE.</p>
How?	<p>ALL FINANCIAL COMPANIES NEED TO SHARE CUSTOMERS' PERSONAL INFORMATION TO RUN THEIR EVERYDAY BUSINESS. IN THE SECTION BELOW, WE LIST THE REASONS FINANCIAL COMPANIES CAN SHARE THEIR CUSTOMERS' PERSONAL INFORMATION; THE REASONS OLD REPUBLIC TITLE CHOOSES TO SHARE; AND WHETHER YOU CAN LIMIT THIS SHARING.</p>

REASONS WE CAN SHARE YOUR PERSONAL INFORMATION	DOES OLD REPUBLIC TITLE SHARE?	CAN YOU LIMIT THIS SHARING?
FOR OUR EVERYDAY BUSINESS PURPOSES — SUCH AS TO PROCESS YOUR TRANSACTIONS, MAINTAIN YOUR ACCOUNT(S), OR RESPOND TO COURT ORDERS AND LEGAL INVESTIGATIONS, OR REPORT TO CREDIT BUREAUS	Yes	No
FOR OUR MARKETING PURPOSES — TO OFFER OUR PRODUCTS AND SERVICES TO YOU	No	WE DON'T SHARE
FOR JOINT MARKETING WITH OTHER FINANCIAL COMPANIES	No	WE DON'T SHARE
FOR OUR AFFILIATES' EVERYDAY BUSINESS PURPOSES — INFORMATION ABOUT YOUR TRANSACTIONS AND EXPERIENCES	Yes	No
FOR OUR AFFILIATES' EVERYDAY BUSINESS PURPOSES — INFORMATION ABOUT YOUR CREDITWORTHINESS	No	WE DON'T SHARE
FOR OUR AFFILIATES TO MARKET TO YOU	No	WE DON'T SHARE
FOR NON-AFFILIATES TO MARKET TO YOU	No	WE DON'T SHARE

QUESTIONS

 GO TO WWW.OLDREPUBLICTITLE.COM (CONTACT US)

WHO WE ARE	
WHO IS PROVIDING THIS NOTICE?	COMPANIES WITH AN OLD REPUBLIC TITLE NAME AND OTHER AFFILIATES. PLEASE SEE BELOW FOR A LIST OF AFFILIATES.
WHAT WE DO	
HOW DOES OLD REPUBLIC TITLE PROTECT MY PERSONAL INFORMATION?	TO PROTECT YOUR PERSONAL INFORMATION FROM UNAUTHORIZED ACCESS AND USE, WE USE SECURITY MEASURES THAT COMPLY WITH FEDERAL LAW. THESE MEASURES INCLUDE COMPUTER SAFEGUARDS AND SECURED FILES AND BUILDINGS. FOR MORE INFORMATION, VISIT HTTP://WWW.OLDREPUBLICTITLE.COM/NEWNATIONAL/CONTACT/PRIVACY .
HOW DOES OLD REPUBLIC TITLE COLLECT MY PERSONAL INFORMATION?	<p>WE COLLECT YOUR PERSONAL INFORMATION, FOR EXAMPLE, WHEN YOU:</p> <ul style="list-style-type: none"> L GIVE US YOUR CONTACT INFORMATION OR SHOW YOUR DRIVER'S LICENSE L SHOW YOUR GOVERNMENT-ISSUED ID OR PROVIDE YOUR MORTGAGE INFORMATION L MAKE A WIRE TRANSFER <p>WE ALSO COLLECT YOUR PERSONAL INFORMATION FROM OTHERS, SUCH AS CREDIT BUREAUS, AFFILIATES, OR OTHER COMPANIES.</p>
WHY CAN'T I LIMIT ALL SHARING?	<p>FEDERAL LAW GIVES YOU THE RIGHT TO LIMIT ONLY:</p> <ul style="list-style-type: none"> L SHARING FOR AFFILIATES' EVERYDAY BUSINESS PURPOSES - INFORMATION ABOUT YOUR CREDITWORTHINESS L AFFILIATES FROM USING YOUR INFORMATION TO MARKET TO YOU L SHARING FOR NON-AFFILIATES TO MARKET TO YOU <p>STATE LAWS AND INDIVIDUAL COMPANIES MAY GIVE YOU ADDITIONAL RIGHTS TO LIMIT SHARING. SEE THE "OTHER IMPORTANT INFORMATION" SECTION BELOW FOR YOUR RIGHTS UNDER STATE LAW.</p>
DEFINITIONS	
AFFILIATES	<p>COMPANIES RELATED BY COMMON OWNERSHIP OR CONTROL. THEY CAN BE FINANCIAL AND NONFINANCIAL COMPANIES.</p> <ul style="list-style-type: none"> L <i>OUR AFFILIATES INCLUDE COMPANIES WITH AN OLD REPUBLIC TITLE NAME, AND FINANCIAL COMPANIES SUCH AS ATTORNEYS' TITLE FUND SERVICES, LLC, LEX TERRAE NATIONAL TITLE SERVICES, INC., MISSISSIPPI VALLEY TITLE SERVICES COMPANY, AND THE TITLE COMPANY OF NORTH CAROLINA.</i>
NON-AFFILIATES	<p>COMPANIES NOT RELATED BY COMMON OWNERSHIP OR CONTROL. THEY CAN BE FINANCIAL AND NON-FINANCIAL COMPANIES.</p> <ul style="list-style-type: none"> L <i>OLD REPUBLIC TITLE DOES NOT SHARE WITH NON-AFFILIATES SO THEY CAN MARKET TO YOU</i>
JOINT MARKETING	<p>A FORMAL AGREEMENT BETWEEN NON-AFFILIATED FINANCIAL COMPANIES THAT TOGETHER MARKET FINANCIAL PRODUCTS OR SERVICES TO YOU.</p> <ul style="list-style-type: none"> L <i>•OLD REPUBLIC TITLE DOESN'T JOINTLY MARKET.</i>

OTHER IMPORTANT INFORMATION

OREGON RESIDENTS ONLY: WE ARE PROVIDING YOU THIS NOTICE UNDER STATE LAW. WE MAY SHARE YOUR PERSONAL INFORMATION (DESCRIBED ON PAGE ONE) OBTAINED FROM YOU OR OTHERS WITH NON-AFFILIATE SERVICE PROVIDERS WITH WHOM WE CONTRACT, SUCH AS NOTARIES AND DELIVERY SERVICES, IN ORDER TO PROCESS YOUR TRANSACTIONS. YOU MAY SEE WHAT PERSONAL INFORMATION WE HAVE COLLECTED ABOUT YOU IN CONNECTION WITH YOUR TRANSACTION (OTHER THAN PERSONAL INFORMATION RELATED TO A CLAIM OR LEGAL PROCEEDING). TO SEE YOUR INFORMATION, PLEASE CLICK ON "CONTACT US" AT WWW.OLDREPUBLICTITLE.COM AND SUBMIT YOUR WRITTEN REQUEST TO THE LEGAL DEPARTMENT. YOU MAY SEE AND COPY THE INFORMATION AT OUR OFFICE OR ASK US TO MAIL YOU A COPY FOR A REASONABLE FEE. IF YOU THINK ANY INFORMATION IS WRONG, YOU MAY SUBMIT A WRITTEN REQUEST ONLINE TO CORRECT OR DELETE IT. WE WILL LET YOU KNOW WHAT ACTIONS WE TAKE. IF YOU DO NOT AGREE WITH OUR ACTIONS, YOU MAY SEND US A STATEMENT.

AFFILIATES WHO MAY BE DELIVERING THIS NOTICE

AMERICAN FIRST ABSTRACT, LLC	AMERICAN FIRST TITLE & TRUST COMPANY	AMERICAN GUARANTY TITLE INSURANCE COMPANY	ATTORNEYS' TITLE FUND SERVICES, LLC	COMPASS ABSTRACT, INC.
ERECORDING PARTNERS NETWORK, LLC	GENESIS ABSTRACT, LLC	KANSAS CITY MANAGEMENT GROUP, LLC	L.T. SERVICE CORP.	LENDERS INSPECTION COMPANY
LEX TERRAE NATIONAL TITLE SERVICES, INC.	LEX TERRAE, LTD.	MARA ESCROW COMPANY	MISSISSIPPI VALLEY TITLE SERVICES COMPANY	NATIONAL TITLE AGENT'S SERVICES COMPANY
OLD REPUBLIC BRANCH INFORMATION SERVICES, INC.	OLD REPUBLIC DIVERSIFIED SERVICES, INC.	OLD REPUBLIC EXCHANGE COMPANY	OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY	OLD REPUBLIC TITLE AND ESCROW OF HAWAII, LTD.
OLD REPUBLIC TITLE Co.	OLD REPUBLIC TITLE COMPANY OF CONROE	OLD REPUBLIC TITLE COMPANY OF INDIANA	OLD REPUBLIC TITLE COMPANY OF NEVADA	OLD REPUBLIC TITLE COMPANY OF OKLAHOMA
OLD REPUBLIC TITLE COMPANY OF OREGON	OLD REPUBLIC TITLE COMPANY OF ST. LOUIS	OLD REPUBLIC TITLE COMPANY OF TENNESSEE	OLD REPUBLIC TITLE INFORMATION CONCEPTS	OLD REPUBLIC TITLE INSURANCE AGENCY, INC.
OLD REPUBLIC TITLE, LTD.	REPUBLIC ABSTRACT & SETTLEMENT , LLC	SENTRY ABSTRACT COMPANY	THE TITLE COMPANY OF NORTH CAROLINA	TITLE SERVICES, LLC
TRIDENT LAND TRANSFER COMPANY, LLC				