

**Schedule A**  
**ALTA COMMITMENT**  
**PRO FORMA**

1. Commitment Date: February 17, 2022 at 8:00 o'clock A.M.
2. Policy to be issued: 4839
- (a) 2006 ALTA Owner's Policy  
Proposed Insured: TO BE DETERMINED  
Proposed Policy Amount: TO BE DETERMINED  
Premium: TO BE DETERMINED
  - (b) 2006 ALTA Loan Policy:  
Proposed Insured: TO BE DETERMINED  
Proposed Policy Amount: TO BE DETERMINED  
Premium: TO BE DETERMINED
  - (c) Endorsements to be issued:  
Closing Letter: TO BE DETERMINED
3. The estate or interest in the Land described or referred to in this Commitment is Fee (Identify estate covered, i.e., fee, leasehold, etc.).
4. The title is, at the Commitment Date, vested in:

Carol Jean Hambidge, Mona Monter, Fred Cross and  
Wanda tenBensel, as tenants in common

5. The Land is described as follows:
- Tract 1:  
The South Half of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$ ) of Section Thirty-four (34), Township Six (6) North, Range Twenty-two (22) West of the 6<sup>th</sup> P.M., Gosper County, Nebraska.
- Tract 2:  
The Southwest Quarter (SW $\frac{1}{4}$ ) of Section Eleven (11), Township Five (5) North, Range Twenty-two (22) West of the 6<sup>th</sup> P.M., Gosper County, Nebraska; and
- Tract 3:  
The Southeast Quarter (SE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Fifteen (15), Township Five (5) North, Range Twenty-two (22) West of the 6<sup>th</sup> P.M., Gosper County, Nebraska.

*This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.*

## **Schedule B-I**

### **ALTA COMMITMENT**

#### **Requirements**

All of the following Requirements must be met:

1. The proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.  
(Documents to be listed here)
5. Warranty Deed executed by Carol Jean Hambidge and Don Hambidge, Wife and Husband, Mona L. Monter and William Monter, Wife and Husband, Fred Cross, a single person, and Wanda tenBensel and Dean tenBensel, Wife and Husband, transferring all of their, right, title and interest in and to the subject real estate and all improvements located thereon to TO BE DETERMINED, filed of record in the office of the Register of Deeds, Gosper County, Nebraska.
6. Filing of a Death Certificate for Hazel Cross, indexed against the subject real estate.
7. Determination and Payment of Inheritance Taxes in the Estate of Hazel Cross or otherwise satisfactory proof the same is not necessary.

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## **Schedule B-II**

### **ALTA COMMITMENT**

#### **Exceptions**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

#### **Standard Exceptions**

2.
  - (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) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey.
  - (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.

#### **Special Exceptions:**

##### Tract 1:

3. Real Estate Taxes for 2022 and future years not yet due and payable. The Gosper County Assessor has assigned Parcel Number 370008499.

##### Tract 2:

4. Real Estate Taxes for 2022 and future years not yet due and payable. The Gosper County Assessor has assigned Parcel Number 370001796.
5. Terms, provisions and conditions of Right-of-Way grant to Kansas-Nebraska Water and Gas Co., filed of record May 1, 1967 at Book 16, Page 189 of the Miscellaneous Records of Gosper County, Nebraska. (NOTE: subsequently assigned)
6. Terms, provisions and conditions of easement granted to Leo and Hazel Cross filed of record April 6, 1992 at Book 21, Page 550 of the Records of Gosper County, Nebraska.
7. Terms, provisions and conditions of easement granted to Vaughn and Mildred Davidson filed of record December 10, 1992 at Book 22, Page 37 of the Miscellaneous Records of Gosper County, Nebraska.

Tract 3:

8. Real Estate Taxes for 2022 and future years not yet due and payable. The Gosper County Assessor has assigned Parcel Number 370001958.
9. Terms, provisions and conditions of Right-of-Way grant to Kansas-Nebraska Water and Gas Co., filed of record May 16, 1969 at Book 16, Page 188 of the Records of Gosper County, Nebraska. (NOTE: subsequently assigned)

*\*This underwriter reserves the right to add additional Requirements and Exceptions as a result of a search of the proposed insured, as well as any changes to the public records prior to conveyance of the Subject Real Estate. This pro-forma offered only for informational purposes.*

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