



FIDELITY NATIONAL TITLE INSURANCE COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Acrisure Title of Kansas
 Issuing Office: 615 N Main St, El Dorado, KS 67042
 Issuing Office's ALTA® Registry ID: 1238779
 Commitment No.: BU-24-07794-1
 Issuing Office File No.: BU-24-07794
 Property Address: 11478 SE Waie St, Beaumont, KS 67012

SCHEDULE A

1. Commitment Date: December 27, 2024 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Owner's Policy (2021)
 - Proposed Insured: Purchaser To Be Determined
 - Proposed Amount of Insurance: \$1,000.00
 - Premium: \$470.00
 - The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is:
 - Fee Simple
4. The Title is, at the Commitment Date, vested in:
 - Betty R. McElroy
5. The Land is described as follows:
 - The West Half of Block 3 in the Original Town of Beaumont, and all of Block Four in Burris Addition to Beaumont, Butler County, Kansas.

Issued By:

Authorized Signatory

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.

27C170B16

ALTA Commitment for Title Insurance (7-1-21) w-KS Mod

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



BU-24-07794



FIDELITY NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B, PART I - 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.
5. FURNISH an Owner's Affidavit and Certification.
6. RECORD A Warranty Deed from Betty R. McElroy to Purchaser To Be Determined, along with the Kansas Real Estate Validation Questionnaire fully completed and signed to accompany the Deed.
7. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured. Amount of Insurance, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
8. The Company requires a copy of the fully executed sales contract setting forth the names of all parties and the sales price of the subject property and this commitment must be updated to show any additional exceptions and/or requirements prior to closing.

Tax ID: 171-398000
Taxes for: 2024
General Tax: \$2,306.62
Special Assessments: \$292.50
Total: \$2,599.12
Taxes for the year 2024 are paid.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.

27C170B16

ALTA Commitment for Title Insurance (7-1-21) w-KS Mod

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



BU-24-07794

SCHEDULE B - PART I

(Continued)

TITLE CHAIN: FOR INFORMATION WE NOTE THE FOLLOWING DEED(S) APPEARING ON THE RECORD:

General Warranty Deed from William E. McElroy aka W.E. McElroy to Henry J. McElroy and Betty R. McElroy, dated June 9, 1977, recorded May 4, 1990, in Book 559, Page 114.

Order dated October 7, 1974, recorded October 10, 1974, in Book MI312, Page 360.

Warranty Deed from W.E McElroy and Gretchen C. McElroy to W.E. McElroy and Gretchen C. McElroy, dated November 27, 1973, recorded December 7, 1973 in Book D317, Page 268.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.

27C170B16

ALTA Commitment for Title Insurance (7-1-21) w-KS Mod

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



BU-24-07794



FIDELITY NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B, PART II - EXCEPTIONS

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions 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.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements or claims of easements, not shown by the public records.
4. Any encumbrance, violation, variation, or adverse circumstance, boundary lines overlap, or encroachment that would be disclosed by an accurate and complete land title survey of the Land.
5. Any lien or right to a lien, for services, labor, material, or equipment heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. General and special taxes for the year 2025 and subsequent years.
8. Easements, restrictions, reservations, building set-back lines, notes and access limitations which are shown on the recorded plat of Beaumont.
9. Easements, restrictions, reservations, building set-back lines, notes and access limitations which are shown on the recorded plat of Burris Addition.
10. Rights of Tenants now in possession of the Land by either month-to-month or under written leases.

NOTE: This exception may be removed upon receipt of the signed seller(s) affidavit stating there are no tenants in possession of this property.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.

27C170B16

ALTA Commitment for Title Insurance (7-1-21) w-KS Mod

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



BU-24-07794