

SCHEDULE A
ALTA COMMITMENT

1. Commitment Date: June 8, 2023 at 08:00 AM

2. Policy to be issued:

- (a) ALTA Owners Policy (06/17/06)
Proposed Insured: TBD-Auction
Proposed Policy Amount: TBD

3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.

4. Title to the estate or interest in the Land is at the Commitment Date vested in:

Kim O'Brien

5. The Land is described as follows:

Surface Only In and To:

The Northwest Quarter (NW/4) of Section Thirty-five (35), Township Twenty-nine (29) South, Range Thirty-five (35) West of the Sixth Principal Meridian.

This page is only 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.
 - a. Warranty Deed from Kim O'Brien and spouse if applicable, stating marital status to TBD-Auction.
5. Provide a properly executed Owner's Affidavit, to be completed at closing.

WE RESERVE THE RIGHT TO MAKE SUCH ADDITIONAL REQUIREMENTS AS MAY BE NECESSARY AFTER COMPLIANCE WITH THE PRECEDING PARAGRAPHS.

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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.

SPECIAL EXCEPTIONS

2. General taxes and special assessments for the year 2023 and thereafter.
 - 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 circumstances affecting Title that would be disclosed by accurate and completed survey of the Land or that could be ascertained by an inspection of the Land.
 - d. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
 - e. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.

2022 Real Estate Taxes in the amount of \$107.27 are shown paid in full.

Parcel ID: 034-097-35-0-00-00-002.00-0-00

3. Rights of way and easements for roadways, streets and highways.
4. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
5. Water rights, claims or title to water, whether or not shown by the public records.
6. Terms and provisions of Right of Way Easement dated October 22, 1956 recorded May 24, 1996 in ROW 7, Pages 679-680.
7. Reservations and exceptions in the patent by The United States of America, Patent Number 191626 dated April 20, 1911, for right of way for ditches or canals constructed by the authority of the United States;

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SCHEDULE B-II

(Continued)

covering the NW/4 35-29-35.

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