



First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Schedule A

Transaction Identification Data for reference only:

Issuing Agent: **Security 1st Title**
Issuing Office: **1001 N. Main
Hutchinson, KS 67501**
ALTA Universal ID: **1100300**
Commitment Number: **2424164**
Property Address: **1004 E. 36th Ave
Hutchinson, KS 67502**

Borrower: **Strawn Development, Inc., a Kansas
corporation**
Title Officer: **Caritha Bolte**
Phone: **620-669-8289**
Email: **cbolte@security1st.com**

SCHEDULE A

1. Commitment Date: **January 13, 2021, at 7:00 a.m**

2. Policy to be Issued: Lender's

(a) ALTA® Loan Policy

Proposed Insured:

Proposed Policy Amount:

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

4. The Title is, at the Commitment Date, vested in:
Strawn Development, Inc., a Kansas corporation


5. The Land is described as follows:

Lots 13 and 14, Block B, Ashton Estates, a subdivision in the Northeast Quarter of Section 31, Township 22 South, Range 5 West of the 6th P.M., Reno County, Kansas.

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Schedule BII	

Commitment No.: **2424164**

Title Officer: **Caritha Bolte** Phone: **620-669-8289** Email: **cbolte@security1st.com**

SCHEDULE B, PART II

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.
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 encroachment, encumbrance, violation, variation or adverse circumstances 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.
5. 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.
6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
7. **Lot 13: General taxes and special assessments for the fiscal year 2020 in the original amount of \$1,578.17.**
First Installment: \$789.09, Paid
Second Installment: \$789.08, Payable
Property I.D. # 1-39526

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8. **Lot 14: General taxes and special assessments for the fiscal year 2020 in the original amount of \$1,578.17.
First Installment: \$789.09, Paid
Second Installment: \$789.08, Payable
Property I.D. # 1-39525**
9. **The definition of land as described in the policy does not include any manufactured home or mobile home located on the insured premises, unless the personal title to the same has been cancelled by the Kansas Department of Motor Vehicles and filed with the Reno County Register of Deeds.**
10. **Easements, setback lines or servitudes, if any, reflected on the plat of said land or otherwise appearing in the public records.**
11. **Grant of Right of Way in favor of The Kansas Power and Light Company, recorded December 14, 1939 in Book 54, Page 340.**
12. **Undefined Pipe Line Deed in favor of the Central Kansas Pipe Line Company, its successors and/or assigns, recorded June 16, 1934 in Book 40, Page 12; Undefined Pipe Line Deed in favor of the Western Petroleum Exploration Company, its successors and/or assigns, recorded June 14, 1934 in Book 40, Page 2.**
13. **Public Improvement Easement in favor of The Board of Reno County Commissioners, recorded August 20, 1992 in Book 258, Page 389. Said Easement deeded to City of Hutchinson by QuitClaim Deed recorded April 2, 1996 in Book 522, Page 99.**
14. **"Public Improvement Easement" granted to The City of Hutchinson, Kansas, an easement for public utilities, recorded March 5, 2008 in Book 427, Page 432.**
15. **"Public Improvement Easement" granted to The City of Hutchinson, Kansas, recorded March 11, 2008 in Book 427, Page 494.**
16. **Covenants, conditions, restrictions, easements and assessments contained in Plat of Ashton Estates filed July 19, 2006 in Plat File 8, No. 161A.**
17. **Subject property may become subject to special assessments for various capital improvements as evidenced by numerous governmental filings of notice in the form of Resolution No. 2006-R47, Sanitary Sewer Improvements, recorded July 21, 2006 in Book 410, Page 459; Resolution No. 2006-R48, Water Line Improvements, recorded July 21, 2006 in Book 410, Page 460; Ordinance No. 2006-25, Special Assessments for Ashton Estates / Garden Grove Street and Drainage Benefit District, recorded August 3, 2006 in Book 411, Page 135; Ordinance No. 2006-26, Special Assessments for Ashton Estates Sewer Benefit District, recorded**

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August 3, 2006 in Book 411, Page 136; Ordinance No. 2006-27, Special Assessments for Ashton Estates Water Line Benefit District, recorded August 3, 2006 in Book 411, Page 137; Official Variance adopted by the Hutchinson City Council on August 23, 2005, recorded June 13, 2007 in Book 420, Page 276; Official Variance Amended adopted by the Hutchinson City Council on September 18, 2007, recorded December 5, 2007 in Book 425, Page 338.

18. "In the Matter of the Proposed Extension of the Boundaries of Equus Beds Groundwater Management District No. 2", recorded January 4, 1989 in Book 219 at Page 147 of the Reno County Record.

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