



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. - El Dorado
220 West Central Avenue, Suite 100.
P.O. Box 393
El Dorado, Kansas 67042
Phone: 316-320-2410
FAX: 316-320-2452**

COMMITMENT FOR TITLE INSURANCE

Issued by

By its Agent:
Kansas Secured Title, Inc. - El Dorado
220 West Central Avenue, Suite 100
P.O. Box 393, El Dorado, Kansas 67042
316-320-2410

Title Officer:	Debora Shaver	File .:	5138678
Telephone:	316-320-2410	Revision No.:	
Email:	dshaver@kstitle.com	Customer File No.:	

SCHEDULE A1. Effective Date: **July 2, 2017, 5:00 pm**

Property Address: **331 N. Topeka**
El Dorado, KS 67042

2. Policy (or Policies) to be issued:
ALTA Owner's Policy (6-17-06)

Policy Amount:

Proposed Insured: **To be determined**

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 Estate of Norma E. Harber, deceased

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:

The South 45 feet of Lot 12, Harvey L. Songer Subdivision, a part of Block 9, Cooper Park Addition to the City of El Dorado, Butler County, Kansas.



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SCHEDULE B

I. Requirements:

The following items need to be satisfied or released prior to closing. In the even 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. **Record Administrators Deed from The Estate of Norma E. Harber, deceased, to To be determined along with a Real Estate Sales Validation Questionnaire.**
 - b. **Record proper release of Medical Assistance Lien against Norma E. Harber in the amount of \$105,812.10. filed February 15, 2017 in Book 2017, Page 1306, also filed in Book UCC17, Page 31 on same date.**
 - c. **FURNISH executed Owner's Affidavit and Certification.**
 - d. **FURNISH payment of taxes for the second half of the year 2016 in the amount(s) of \$613.18 General and \$13.50 Special, plus interest and penalties.. Total taxes for the year 2016 are:**

General	\$1,226.36
Special	\$27.00
Total	\$1,253.36

Taxes for the first half of the year 2016 and prior years are paid. (Key No. 7-3756000, Stmt. No. 26393) (Butler County Treasurer's Office 316-322-4210)

