



Transaction Cover Page

File Number: **KSBU3736**

Property Address: **0 SW Shumway Rd, El Dorado, KS 67042**

For Closing Assistance

Wendy J Holton
220 W Central
El Dorado, KS 67042
Suite 100
(316) 320-2410 (Work)
(316) 313-2038 (Inc. Fax)
wholton@kstitle.com
Contact License: KS17224108
Company License: 8242196

Closing Processor

Jessica Turner
220 W Central
El Dorado, KS 67042
Suite 100
jturner@kstitle.com
Company License: 8242196

For Title Assistance

Caren Dressler
220 West Central Ave
El Dorado, KS 67042
Suite 100
(316) 320-2410 (Work)
cdressler@kstitle.com
Company License: 8242196

Seller/Owner

Lisa Richard
Delivered via: Electronic Mail

Seller/Owner

Robert E James
Delivered via: Electronic Mail

Seller/Owner

David K James
Delivered via: Electronic Mail

Seller/Owner

Stephen D James
Delivered via: Electronic Mail

Seller/Owner

Katherine James
Delivered via: Electronic Mail

Agent for Seller

Sundgren Realty, Inc
Attention: Jeremy Sundgren
218 E, Central
El Dorado, KS 67042
(316) 377-0013 (Cell)
jeremy@sundgren.com
Delivered via: Electronic Mail

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File Number: **KSBU3736**

Property Address: **0 SW Shumway Rd, El Dorado, KS 67042**

Title Insurance Fees	
ALTA 2021 Homeowners Policy of Title Insurance (\$1,000.00)	\$550.00
	Total \$550.00

Chain of Title:

[Butler county recorded 12/28/2021 in the book of Document - Book.Page at book 2021 page 13820](#)

[Butler county recorded 12/28/2021 in the book of Document - Book.Page at book 2021 page 13819](#)

[Butler county recorded 03/25/2021 in the book of Document - Book.Page at book 2021 page 3052](#)

[Butler county recorded 09/22/1993 in the book of Document - Book.Page at book 689 page 31](#)

[Butler county recorded 07/21/1964 in the book of Document - Book.Page at book 264 page 378](#)

[Butler county recorded 11/14/1950 in the book of Document - Book.Page at book 204 page 44](#)

Tax Information:

[126-121000](#)

E-RECORDING: Our company e-records in all counties where this service is offered. An electronic recording service fee of \$6.00 per document will be assessed at the time of recording.

LOAN POLICY ENDORSEMENTS: ALTA 4 Condominium, ALTA 5 P.U.D., ALTA 6, 6.1 or 6.2 Variable Rate, ALTA 8.1 Environmental and ALTA 9 Comprehensive, as applicable, are included at no additional charge. For other endorsements please contact our office.

CLOSING FUNDS: Pursuant to KSA 40-1137(c), funds for closing in excess of \$2,500.00 must be in the form of a wire transfer or bank issued check (cashier's, tellers, money order).

RECORDING FEES: Recording fees are generally \$21.00 for the first page and \$17.00 for each additional page of each document. Recording fees for releases and assignments of a single mortgage will be \$20.00 for the first page and \$4.00 for each additional page.

ANY DEED: Any deed to be recorded must be accompanied by a Kansas Real Estate Sales Validation Questionnaire (original form) unless a valid exemption is stated on the face of the deed pursuant to KSA 17-1437.

REAL ESTATE TAXES: Real estate taxes are billed on November 1st of the tax year and are due and payable at that time. The first half becomes delinquent on December 20th of the tax year; the second half becomes delinquent on May 10th of the following year.

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

Issuing Agent: **Kansas Secured Title, Inc.**
 Issuing Office: **220 W Central, El Dorado, KS 67042**
 Issuing Office's ALTA Registry ID: **0048818**
 Loan ID Number:
 Commitment Number: **KSBU3736**
 Property Address: **0 SW Shumway Rd, El Dorado, KS 67042**

SCHEDULE A

1. Commitment Date:

03/12/2026 at 7:00 AM

2. Policy to be issued:

ALTA 2021 Homeowners Policy of Title Insurance	\$1,000.00
Premium:	\$550.00
Proposed Insured:	
To Be Determined	
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:

Lisa Richard, as to a 1/2 interest, David K. James, as to a 1/10 interest, Katherine James, as to a 1/10 interest, Robert E. James, as to a 1/5 interest, Stephen D. James, as to a 1/10 interest

5. The Land is described as follows:

The North Half of the Southeast Quarter of Section 11, Township 26 South, Range 4 East of the 6th P.M., Butler County, Kansas. Subject to road.

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SCHEDULE B I 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 made 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 executed Affidavit and Indemnification as prescribed by the Company.
6. **Effective March 1, 2026, the U. S. Department of Treasury’s Financial Crimes Enforcement Network (“FinCEN”) requires that a Real Estate Report (“FinCEN Report”) be filed with FinCEN for certain residential real estate transfers, including purchases with all cash or without institutional lender financing, where at least one buyer or transferee is a legal entity, limited liability company, corporation, partnership, trust, trustee or other non-natural person. If the proposed transaction involves a reportable transfer, the buyer(s) and seller(s) must, prior to closing, provide all information and documentation necessary to complete and file the FinCEN Report. If the required information is not fully and timely provided, Kansas Secured Title, Inc. expressly reserves the right to withdraw as the settlement agent for the transaction. Additional information regarding FinCEN’s reporting requirements is available at <https://www.fincen.gov/rre/>**
7. Record an affidavit from a knowledgeable party stating that Robert James as shown in Decree of Descent recorded in Book 2021, Page 13819 and Robert E. James as shown in Quit Claim Deed and recorded in Book 2021, Page [13820](#) are one and the same person.
8. Please be advised that our search did not disclose any open Mortgages of record. If you should have knowledge of any outstanding obligation, please contact us immediately for further review prior to closing.
9. Record Warranty Deed(s) from Lisa Richard, as to a 1/2 interest, David K. James, as to a 1/10 interest, Katherine James, as to a 1/10 interest, Robert E. James, as to a 1/5 interest, Stephen D. James, as to a 1/10 interest, stating marital status and joined by spouse(s), if any, to To Be Determined, together with Kansas Real Estate Validation Questionnaire fully completed and signed to accompany said Deed.
10. 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.
11. 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 and 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.
12. Pay the 2024 and the first half of 2025 real estate taxes, plus penalties and interest, if any.
13. Pay the second half of the 2025 real estate taxes.

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INFORMATION FROM THE COUNTY TAX RECORDS (NOTE: if taxes are delinquent, the hyperlinked tax amount does not constitute a payoff amount):

Tax ID 126-121000

Taxes for 2024:

General Tax: \$268.60

Special Assessments: \$0.00

Total: \$268.60

2024 taxes are delinquent.

Tax ID 126-121000

Taxes for 2025:

General Tax: \$271.40

Special Assessments: \$0.00

Total: \$271.40

2025 taxes are first half delinquent.

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

Quit Claim Deed from Kenneth A. James, a single person, to Robert E. James, recorded DECEMBER 28, 2021, in Book 2021, Page [13820](#).

District Court Probate Case No. BU-2021-PR-000150 entitled In the Matter of the Estate of Phyllis A. Larson and Wanda J. James, wherein by Order filed DECEMBER 10, 2021, the subject property was set aside to: Lisa Richards, 1/2 interest, Stephen D. James, 1/10 interest, David K. James, 1/10 interest, Kenneth James, 1/10 interest, Robert James, 1/10 interest and Katherine James, 1/10 interest.

In the Office of Vital Statistics of the Kansas Department of Health and Environment appears a Certificate of Death for Matilda E. Strimple, deceased on AUGUST 18, 2020, filed of record on MARCH 25, 2021, in Book 2021, Page 3052.

District Court Probate Case No. 93P392 entitled In the Matter of the Estate of Earl E. Strimple, wherein by Order filed SEPTEMBER 22, 1993, Matilda Elizabeth Strimple was named Executor of the Estate and Letters Testamentary were issued.

In the Office of Vital Statistics of the Kansas Department of Health and Environment appears a Certificate of Death for Ann M Strimple, deceased on APRIL 21, 1984, filed of record on JULY 21, 1984, in Book 264, Page 378.

Warranty Deed from R.A. Haines, to Earl E. Strimple and Ann Davis Strimple, recorded NOVEMBER 14, 1950, in Book 204, Page [44](#).

No other instrument conveying title to the land appears within the 24 months preceding the date of this commitment. This information is shown to evidence transfers of title within the last 24 months and should not be construed as an abstract or representation of title.

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SCHEDULE B II COMMITMENT

EXCEPTIONS FROM COVERAGE

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 encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by Public Records.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.
7. **General and special taxes for 2023 and subsequent years.**

TAXES FOR 2024 AND THE FIRST HALF OF 2025 ARE UNPAID AND DELINQUENT.

8. **Rights and liabilities in connection with the Whitewater River Watershed Joint District Number 22, of Butler, Marion, Harvey and Sedgwick Counties, Kansas, of which the real estate in question is a part, as evidenced by instruments of record in Misc. Book 231, page [411](#) and Misc. Book 262, page [390](#) of the records of Butler County, Kansas.**
9. **Right of Way granted to The Carter Oil Company filed MARCH 30, 1917, recorded in Book Z, Page [614](#).**
10. **Right of Way granted to Cities Services Gas Co. filed MAY 25, 1928, recorded in Book 101, Page [274](#).**
11. **Right of Way granted to Skelly Oil Company filed DECEMBER 05, 1931, recorded in Book 120, Page [21](#).**
12. **Right of Way granted to Cities Service Oil Company filed JANUARY 07, 1956, recorded in Book 207, Page [347](#).**
13. **Easement to Mid-America Pipeline Company, recorded in Book 274, Page [189](#), for construction and maintenance of pipe line.**
14. **Terms and provisions of Gat Valve Permit, recorded in Book 274, at Page [191](#).**
15. **Easement to Magellan Pipeline Company, L.P., recorded in Book 2025, Page [3829](#), for construction and maintenance of pipe line.**
16. **Easement to Magellan Pipeline Company, L.P., recorded in Book 2025, Page [3840](#), for construction and maintenance of pipe line.**

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17. Easement to Magellan Pipeline Company, L.P., recorded in Book 2025, Page [3841](#), for construction and maintenance of Pipe line.
18. Easement to Magellan Pipeline Company, L.P, recorded in Book 2025, Page [3842](#), for construction and maintenance of pipe line.
19. Easement to Magellan Pipeline Company, L.P., recorded in Book 2025, Page [3843](#), for construction and maintenance of pipe line.
20. Terms and provisions of Oil and Gas Lease recorded MAY 21, 1957, in Book 215, Page [291](#), for the purposes of mining and operating for oil and gas for a term of 3 year(s) from date and as long thereafter as oil and gas or either of them is produced from said land.

We follow the mineral title no further.

21. Tenancy Rights, either as month to month or by virtue of written leases, of persons farming or cultivating all or part of the subject premises.

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

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ALTA COMMITMENT FOR TITLE INSURANCE
issued by
Old Republic National Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY’S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Florida Corporation (the “Company”), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company’s liability and obligation end.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 www.oldrepublictitle.com

Issuing Agent: Kansas Secured Title, Inc.

By  President

Attest  Secretary

Countersigned:



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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
 - b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
 - c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
 - e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
 - g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
 - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
 - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I—Requirements; and
 - f. Schedule B, Part II—Exceptions ; and
 - g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the

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delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

- i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
 - b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
 - c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
 - d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
 - e. The Company is not liable for the content of the Transaction Identification Data, if any.
 - f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
 - g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.
6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**
- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
 - b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
 - c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
 - d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
 - f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
7. **IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
8. **PRO-FORMA POLICY**
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
9. **CLAIMS PROCEDURES**
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
10. **CLASS ACTION**
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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