

**Fidelity National Title Insurance Company
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

Commitment No: 5632

1. Commitment Date: November 12, 2024 at 08:00 AM.
2. Policy (or Policies) to be issued:
 - (a) ALTA Owner's Policy (2021)
Proposed Insured:

Stracke Realty, LLC

Policy Amount \$150.00
Premium \$150.00
CPL Fee \$25.00
 - (b) ALTA Loan Policy (2021)
Proposed Insured:

Policy Amount \$
Premium \$
Endorsements: \$
Add. Tract Fee:\$
CPL Fee \$

***As dictated by the Nebraska Department of Insurance, a \$25 CPL fee will be added to the premium if McCarthy Abstract will be closing any part of said transaction.

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:

Kyle P. Lechtenberg and Tiffany N. Lechtenberg

5. The land is described as follows:

Tracts 1 and 2:

**The Southeast Quarter of the Southeast Quarter of Section 20;
The East Half of the Northwest Quarter and the Northeast Quarter of Section 29;
All in Township 35 North, Range 17, West of the 6th P.M. in Keya Paha County, Nebraska**

Tract 3:

**The Southwest Quarter of Section 29, Township 35 North, Range 17, West of the 6th P.M.
in Keya Paha County, Nebraska**

Tract 4:

**The Northeast Quarter of the Southeast Quarter of Section 30, Township 35 North, Range
17, West of the 6th P.M. in Keya Paha County, Nebraska.**

Fidelity National Title Insurance Company
Countersigned: **McCarthy Abstract Title & Escrow Co**



Authorized Signatory

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SCHEDULE B, Part I REQUIREMENTS**

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.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

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.

Proper release of all items shown on Schedule B, Part II which are not to be shown as exceptions of the final policies issued herefrom.

All Deeds and Security instruments must show marital status and must be signed by all parties (and their spouses) showing an interest in the real estate covered herein.

All Deeds must be Warranty Deeds, in a form which comply with the statutes of the State of Nebraska

The attached affidavit must be executed by record title holders and returned to McCarthy Abstract, Title & Escrow Company.

We reserve the right to make further requirements once these documents have been reviewed.

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SCHEDULE B, Part II EXCEPTIONS

Upon payment of the full consideration to, or for the account of, the grantors or mortgagors, and recording of the necessary deed and/or mortgages in insurable form, the policy or policies will be issued containing exceptions in Schedule B thereof to the following matters (unless the same are disposed of 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 the public records.
6. Tax or special assessments which are not shown as existing liens by the public records.
7. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):

The lien of all taxes for the year 2024 and thereafter. 2024 taxes are due and payable December 31, 2024 with the first half being delinquent if not paid by May 1, 2025 and second half delinquent if not paid by September 1, 2025.
8. Rights of the public, County, and State of Nebraska in and to that portion of subject property used for road purposes including statutory section line right of way.
9. This policy does not cover personal property. No coverage is provided regarding Financing Statements and/or Security Agreements that are not filed in the real estate records of said county, and indexed against the insured real estate.
10. Trust Deed and Assignment of Rents with Homestead Designation Waiver from Bryan D. Rentschler, single and Amy A. Westphalen, single as Trustor to AgriBank, FCB as Trustee and Farm Credit Services of America, FLCA as Beneficiary, dated October 27, 2014 and recorded October 31, 2014 in Book 49, Page 518 of the Mortgage Records of Keya Paha County, Nebraska.
11. Trust Deed and Assignment of Rents with Homestead Designation Waiver from Bryan D. Rentschler, a/k/a Bryan Rentschler and Amy A. Rentschler, a/k/a Amy A. Westphalen, a married couple as Trustor to AgriBank, FCB as Trustee and Farm Credit Services of America, FLCA as Beneficiary, dated May 27, 2016 and recorded May 31, 2016 in Book 50, Page 426 of the Mortgage Records of Keya Paha County, Nebraska.

Continued on the following page:

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SCHEDULE B, Part II EXCEPTIONS

12. Trust Deed with Power of Sale, with Waiver and Disclaimer of Homestead Rights from Kyle P. Lechtenberg and Tiffany N. Lechtenberg, husband and wife as Trustor to Ashley D. Boettcher, Attor-ney at Law as Trustee and Bryan D. Rentschler and Amy A. Rentschler, husband and wife as Beneficiary, dated April 1, 2019 and recorded April 16, 2019 in Book 52, Page 252 of the Mortgage Records of Keya Paha County, Nebraska in the original principal sum of \$850,000.00 with a maturity date of January 1, 2039.
13. Assignment from Bryan D. Rentschler and Amy A. Rentschler, husband and wife to Farm Credit Services of America, dated April 1, 2019 and recorded April 16, 2019 in Book 52, Page 260 of the Mortgage Records of Keya Paha County, Nebraska, assigning all amounts due under a certain Trust Deed Note dated April 1, 2019 between Bryan D. Rentschler and Amy A. Rentschler, husband and wife as Seller and Kyle P. Lechtenberg and Tiffany N. Lechtenberg as Buyer.

END