

*Cover page for:*

# **Preliminary Title Insurance Schedules**

*Prepared by:*

**Title Services of the Plains, LLC**

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**(Chase County, Nebraska)  
(1 of 15)**

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*For auction conducted on December 15, 2016 by:*

**Schrader Real Estate and Auction Company, Inc.**

*On behalf of:*

**Maurice Wilder, LLC**

**First American Title Company**  
**COMMITMENT FOR TITLE INSURANCE**  
**SCHEDULE A**

1. Effective Date: **August 24, 2016, 8:00 am**
  
2. Policy (or Policies) to be issued: POLICY AMOUNT
  - (a) ALTA OWNER'S POLICY 06-17-06 To be determined  
Proposed Insured: **To be determined** Premium: \$
  
  - (b) ALTA LOAN POLICY 06-17-06 Premium: \$0.00  
Proposed Insured:  
Proposed Borrower:  
Endorsements:  
**Closing Protection Letter** **\$25.00**
  
  - (c) Premium: \$0.00  
Proposed Insured:
  
3. **Fee Simple** interest in the land described in this Commitment is owned, at the Commitment Date, by **Maurice Wilder, LLC**
  
4. The land referred to in the Commitment is described as follows:  
  
**Township 5 North, Range 39 West of the 6th P.M., Chase County, Nebraska**  
**Section 6: SE1/4**

Countersigned  
Title Services of the Plains, LLC

By 

# First American Title Company

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B - SECTION I REQUIREMENTS

The following are the requirements to be complied with:

- (a) Payment to or for the account of grantors or mortgagors of the full consideration for the estate or interest to be insured.
- (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

1. **This commitment is issued pursuant to the sale of said property shown on Schedule "A" herein at a public auction and the Company reserves the right to require any further documentation to effectuate the sale of said property pursuant to the terms of said public auction and further that the policy shall not be issued to the prospective purchaser of the property at the public sale until such time as all of the requirements concerning said sale have been completed and the sale transaction closed.**

**The application for Title Insurance does not give the name of the prospective purchaser. When the customer's name is ascertained, the records must be run for possible judgments. NOTE: Title Company reserves the right to make additional requirements.**

**NOTE: An Ingress and Egress easement may need to be provided or obtained for the parcel to be insured hereunder this commitment.**

2. **Warranty Deed from Maurice Wilder, LLC, by authorized member(s) thereof, to buyer - Yet to be determined, conveying the subject lands for the sum To be determined.**

- (c) **LLC requirements for Maurice Wilder, LLC, as follows:**

**The furnishing of an affidavit signed by all members representing an accurate and complete copy of the Operating Agreement.**

**The furnishing of a copy of the resolution of the company authorizing the transaction to be insured herein.**

**The furnishing of a Certificate of Existence of the company evidencing that they are registered with the State of Nebraska.**

**The furnishing of a copy of the Articles of Organization of the company from the Secretary of State of the State of Nebraska.**

- (d) **The attached Affidavit will need to be executed and returned to the title company by the Seller herein. Any matter disclosed therein, or otherwise brought to the attention of the title company, will appear as an exception in the policy and this commitment will be subject to further requirements as the company deems necessary.**

# First American Title Company

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B - SECTION II EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the current public records.
2. Any facts, rights, interests, or claims which are not shown by the current public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the current public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by current public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof: water rights, claims or title to water.
6. Any lien or right to a lien, for services, labor or material therefore or hereafter furnished, imposed by law and not shown by the current public records.
7. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the current public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.

#### Special Exceptions

Those exceptions to title disclosed by a search of the title for which no coverage is provided for this Commitment.

8. Taxes or special assessments which are not shown as existing liens by the public record.
9. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):
10. 2015 Taxes Paid in full. 2016 Taxes Accruing. Special Assessments not yet of record. (For information only: 2015 Taxes \$652.22, Tax ID #150062400.
11. Mineral Reservation contained in Warranty Deed from Meeske Land and Cattle Company, a Nebraska Corporation, recorded May 12, 2016 in Book 47, Page 439. (With other land)
12. Oil and Gas Lease recorded February 18, 2015 in Book 19, Page 361 to Forestar Petroleum Corporation, and any assignments thereto. (With other land)

13. **The policy to be issued in furtherance of this commitment will contain the following exception: No coverage is provided under the terms of this policy for Financing Statements and/or Security Agreements filed with the Uniform Commercial Code Office of the Secretary of State.**
14. **All reservations contained in patents issued by the United States of America; and any and all reservations for minerals of any kind and type whatsoever; and all rights arising from recorded or unrecorded oil, gas or other mineral leases of any kind and type whatsoever; and any mortgage and/or trust deeds wherein said mineral rights or oil and gas leases are used as security; and all rights arising under any instrument of the character set forth above.**

**TITLE TO MINERALS IS NOT INSURED.**

15. **Rights of the public, State of Nebraska, County of Chase in and to that portion of subject lands taken or used for road purposes, whether by easement or fee title.**
16. **The policy when issued will not insure the right to maintain any boundary wall or fence located beyond the subject property.**

*Cover page for:*

# **Preliminary Title Insurance Schedules**

*Prepared by:*

**Title Services of the Plains, LLC**

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**(Chase County, Nebraska)  
(2 of 15)**

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*For auction conducted on December 15, 2016 by:*

**Schrader Real Estate and Auction Company, Inc.**

*On behalf of:*

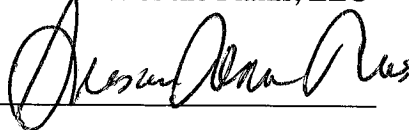
**Maurice Wilder, LLC**

**First American Title Company**  
**COMMITMENT FOR TITLE INSURANCE**  
**SCHEDULE A**

1. Effective Date: **August 24, 2016, 8:00 am**
  
2. Policy (or Policies) to be issued: POLICY AMOUNT
  - (a) ALTA OWNER'S POLICY 06-17-06 To be determined  
Proposed Insured: **To be determined** Premium: \$
  
  - (b) ALTA LOAN POLICY 06-17-06 Premium: \$0.00  
Proposed Insured:  
Proposed Borrower:  
Endorsements:  
**Closing Protection Letter** **\$25.00**
  
  - (c) Premium: \$0.00  
Proposed Insured:
  
3. **Fee Simple** interest in the land described in this Commitment is owned, at the Commitment Date, by **Maurice Wilder, LLC**
  
4. The land referred to in the Commitment is described as follows:  
**SEE ATTACHED EXHIBIT "A"**

Countersigned  
Title Services of the Plains, LLC

By



**EXHIBIT "A"**

**Tract 1:**

**A tract of land located in the SE1/4 of Section 7, Township 5 North, Range 39 West of the 6th P.M., Chase County, Nebraska, being more particularly described as follows:**

**Beginning at the Center 1/4 corner of Section 7, Township 5 North, Range 39 West of the 6th P.M., Chase County, Nebraska; thence North 89 degrees 02 minutes 46 seconds East on the north line of the SE1/4 of said Section, 972.15 feet; thence South 00 degrees 57 minutes 10 seconds East 27.90 feet; thence South 70 degrees 17 minutes 37 seconds West 214.96 feet; thence South 54 degrees 06 minutes 08 seconds West 369.78 feet; thence South 47 degrees 54 minutes 13 seconds West 627.46 feet to a point on the west line of said SE1/4; thence North 00 degrees 23 minutes 44 seconds West on said west line, 721.67 feet to the Point of Beginning.**

**Tract 2:**

**A tract of land located in the SE1/4 of Section 7, Township 5 North, Range 39 West of the 6th P.M., Chase County, Nebraska, being more particularly described as follows: Beginning at the S1/4 corner of Section 7, Township 5 North, Range 39 West of the 6th P.M., Chase County, Nebraska; thence North 00 degrees 23 minutes 44 seconds West on the West line of the SE1/4 of said Section, 809.20 feet; thence South 36 degrees 31 minutes 59 seconds East 190.70 feet; thence South 30 degrees 53 minutes 32 seconds East 522.01 feet; thence South 48 degrees 10 minutes 23 seconds East 99.18 feet; thence South 08 degrees 04 minutes 19 seconds West 136.84 feet to a point on the south line of said SE1/4; thence South 89 degrees 08 minutes 57 seconds West on said south line, 430.73 feet to the Point of Beginning**

**Tract 3:**

**Township 5 North, Range 39 West of the 6th P.M., Chase County, Nebraska  
Section 7: N1/2, SW1/4**



# First American Title Company

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B - SECTION I REQUIREMENTS

The following are the requirements to be complied with:

- (a) Payment to or for the account of grantors or mortgagors of the full consideration for the estate or interest to be insured.
- (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

1. **This commitment is issued pursuant to the sale of said property shown on Schedule "A" herein at a public auction and the Company reserves the right to require any further documentation to effectuate the sale of said property pursuant to the terms of said public auction and further that the policy shall not be issued to the prospective purchaser of the property at the public sale until such time as all of the requirements concerning said sale have been completed and the sale transaction closed.**

**The application for Title Insurance does not give the name of the prospective purchaser. When the customers name is ascertained, the records must be run for possible judgments. NOTE: Title Company reserves the right to make additional requirements.**

**NOTE: An Ingress and Egress easement may need to be provided or obtained for the parcel to be insured hereunder this commitment.**

2. **Warranty Deed from Maurice Wilder, LLC, by authorized member(s) thereof, to buyer - Yet to be determined, conveying the subject lands for the sum To be determined.**

- (c) **LLC requirements for Maurice Wilder, LLC, as follows:**

**The furnishing of an affidavit signed by all members representing an accurate and complete copy of the Operating Agreement.**

**The furnishing of a copy of the resolution of the company authorizing the transaction to be insured herein.**

**The furnishing of a Certificate of Existence of the company evidencing that they are registered with the State of Nebraska.**

**The furnishing of a copy of the Articles of Organization of the company from the Secretary of State of the State of Nebraska.**

- (d) **The attached Affidavit will need to be executed and returned to the title company by the Seller herein. Any matter disclosed therein, or otherwise brought to the attention of the title company, will appear as an exception in the policy and this commitment will be subject to further requirements as the company deems necessary.**

# First American Title Company

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B - SECTION II EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the current public records.
2. Any facts, rights, interests, or claims which are not shown by the current public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the current public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by current public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof: water rights, claims or title to water.
6. Any lien or right to a lien, for services, labor or material therefore or hereafter furnished, imposed by law and not shown by the current public records.
7. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the current public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.

#### Special Exceptions

Those exceptions to title disclosed by a search of the title for which no coverage is provided for this Commitment.

8. **Taxes or special assessments which are not shown as existing liens by the public record.**
9. **General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):**
10. **2015 Taxes Paid in full. 2016 Taxes Accruing. Special Assessments not yet of record. (For information only:**  
  
**Tracts 1 & 2: (SE1/4 7-5-39) 2015 Taxes \$4,083.30, Tax ID #150062494, 2015 Occupation Taxes \$1,176.00 - paid in full,**  
**Tract 3: (N1/2; SW1/4 7-5-39) 2015 Taxes \$1,985.06, Tax ID #150062524)**
11. **Mineral Reservation contained in Warranty Deed from Meeske Land and Cattle Company, a Nebraska Corporation, recorded May 12, 2016 in Book 47, Page 439. (With other land)**

12. **Mineral Reservation contained in Warranty Deed from Meeske Land and Cattle Company, a Nebraska Corporation, recorded August 2, 2016 in Book 47, Page 536. (With other land)**
13. **Oil and Gas Lease recorded February 18, 2015 in Book 19, Page 361 to Forestar Petroleum Corporation, and any assignments thereto. (With other land)**
14. **The policy to be issued in furtherance of this commitment will contain the following exception: No coverage is provided under the terms of this policy for Financing Statements and/or Security Agreements filed with the Uniform Commercial Code Office of the Secretary of State.**
15. **All reservations contained in patents issued by the United States of America; and any and all reservations for minerals of any kind and type whatsoever; and all rights arising from recorded or unrecorded oil, gas or other mineral leases of any kind and type whatsoever; and any mortgage and/or trust deeds wherein said mineral rights or oil and gas leases are used as security; and all rights arising under any instrument of the character set forth above.**

**TITLE TO MINERALS IS NOT INSURED.**

16. **Rights of the public, State of Nebraska, County of Chase in and to that portion of subject lands taken or used for road purposes, whether by easement or fee title.**
17. **The policy when issued will not insure the right to maintain any boundary wall or fence located beyond the subject property.**

**NOTE: COPIES OF ANY OR ALL OF THE ABOVE EXCEPTIONS MAY BE OBTAINED UPON REQUEST.**

*Cover page for:*

# **Preliminary Title Insurance Schedules**

*Prepared by:*

**Title Services of the Plains, LLC**

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**(Chase County, Nebraska)  
(3 of 15)**

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*For auction conducted on December 15, 2016 by:*

**Schrader Real Estate and Auction Company, Inc.**

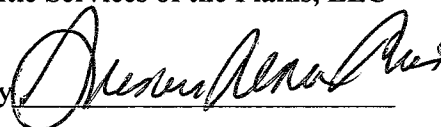
*On behalf of:*

**Maurice Wilder, LLC**

**First American Title Company**  
**COMMITMENT FOR TITLE INSURANCE**  
**SCHEDULE A**

1. Effective Date: **August 24, 2016, 8:00 am**
  
2. Policy (or Policies) to be issued: POLICY AMOUNT
  - (a) ALTA OWNER'S POLICY 06-17-06 To be determined  
Premium: \$  
Proposed Insured: **To be determined**
  
  - (b) ALTA LOAN POLICY 06-17-06 Premium: \$0.00  
Proposed Insured:  
Proposed Borrower:  
Endorsements:  

<b>Closing Protection Letter</b>	<b>\$25.00</b>
----------------------------------	----------------
  
  - (c) Premium: \$0.00  
Proposed Insured:
  
3. **Fee Simple** interest in the land described in this Commitment is owned, at the Commitment Date, by **Maurice Wilder, LLC**
  
4. The land referred to in the Commitment is described as follows:  
**SEE ATTACHED EXHIBIT "A"**

Countersigned  
Title Services of the Plains, LLC  
By: 

**EXHIBIT "A"**

**Township 5 North, Range 40 West of the 6th P.M., Chase County, Nebraska**

**Section 1: Two tracts in the NE1/4 described as follows:**

**1. Refer to the SE corner of the said NE1/4, the point of beginning; go thence North 00 degrees 00 minutes East along the East line of the NE1/4 for 632.2 feet; go thence South 41 degrees 51 minutes 23 seconds West for 591.69 feet; go thence South 48 degrees 57 minutes West for 198.6 feet; go thence South 69 degrees 27 minutes 20 seconds West for 193.7 feet; go thence North 89 degrees 27 minutes 20 seconds East along the South line of the NE1/4 for 726 feet, more or less, to the point of beginning.**

**2. Refer to the SW corner of the said NE1/4, the point of beginning; go thence North 00 degrees 10 minutes East along the West line of the NE1/4 for 280.5 feet; go thence South 59 degrees 05 minutes 20 seconds East for 537.2 feet; go thence South 89 degrees 27 minutes 20 seconds West along the South line of the NE1/4 for 461.74 feet, more or less, to the point of beginning.**

**Two tracts in the NW1/4 described as follows:**

**1. Refer to the SW corner of the said NW1/4, the point of beginning; go thence North 89 degrees 27 minutes 20 seconds East along the South line of the NW1/4 for 872.3 feet; go thence North 67 degrees 12 minutes West for 69.9 feet; go thence North 59 degrees 06 minutes West for 374.6 feet; go thence North 44 degrees 58 minutes West for 199.3 feet; go thence North 32 degrees 49 minutes West for 129.4 feet; go thence North 38 degrees 37 minutes 35 seconds West for 477.89 feet; go thence South 01 degrees 06 minutes 40 seconds East along the West line of Section 1 for 848.3 feet, more or less, to point of beginning.**

**2. Refer to the SE corner of the NW1/4 the point of beginning; go thence North 00 degrees 10 minutes East along the East line of the NW1/4 for 280.5 feet; go thence North 59 degrees 05 minutes 20 seconds West for 229 feet; go thence South 45 degrees 47 minutes 50 seconds West for 259.03 feet; go thence South 58 degrees 17 minutes 39 seconds West for 427.4 feet; go thence North 89 degrees 27 minutes 20 seconds East along the South line of the NW1/4 for 745 feet, more or less, to the SE corner of the NW1/4, the point of beginning.**

**All of the S1/2 EXCEPT the land included in the following described tract:**

**Refer to the West quarter corner of said Section 1; go thence South 30 degrees 02 minutes East from said quarter corner for 884 feet to the point of beginning; go thence around a circle having a radius of 1,980 feet, the center of which bears South 48 degrees East for 1,980 feet from the point of beginning and South 57 degrees 23 minutes 27 seconds West 3,971.3 feet from the East quarter corner of Section 1 for a distance of 12,440.7 feet, more or less, to the point of beginning.**

# First American Title Company

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B - SECTION I REQUIREMENTS

The following are the requirements to be complied with:

- (a) Payment to or for the account of grantors or mortgagors of the full consideration for the estate or interest to be insured.
- (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

1. **This commitment is issued pursuant to the sale of said property shown on Schedule "A" herein at a public auction and the Company reserves the right to require any further documentation to effectuate the sale of said property pursuant to the terms of said public auction and further that the policy shall not be issued to the prospective purchaser of the property at the public sale until such time as all of the requirements concerning said sale have been completed and the sale transaction closed.**

**The application for Title Insurance does not give the name of the prospective purchaser. When the customers name is ascertained, the records must be run for possible judgments. NOTE: Title Company reserves the right to make additional requirements.**

**NOTE: An Ingress and Egress easement may need to be provided or obtained for the parcel to be insured hereunder this commitment.**

2. **Warranty Deed from Maurice Wilder, LLC, by authorized member(s) thereof, to buyer - Yet to be determined, conveying the subject lands for the sum To be determined.**

- (c) **LLC requirements for Maurice Wilder, LLC, as follows:**

**The furnishing of an affidavit signed by all members representing an accurate and complete copy of the Operating Agreement.**

**The furnishing of a copy of the resolution of the company authorizing the transaction to be insured herein.**

**The furnishing of a Certificate of Existence of the company evidencing that they are registered with the State of Nebraska.**

**The furnishing of a copy of the Articles of Organization of the company from the Secretary of State of the State of Nebraska.**

- (d) **The attached Affidavit will need to be executed and returned to the title company by the Seller herein. Any matter disclosed therein, or otherwise brought to the attention of the title company, will appear as an exception in the policy and this commitment will be subject to further requirements as the company deems necessary.**

# First American Title Company

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B - SECTION II EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the current public records.
2. Any facts, rights, interests, or claims which are not shown by the current public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the current public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by current public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof: water rights, claims or title to water.
6. Any lien or right to a lien, for services, labor or material therefore or hereafter furnished, imposed by law and not shown by the current public records.
7. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the current public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.

#### Special Exceptions

Those exceptions to title disclosed by a search of the title for which no coverage is provided for this Commitment.

8. **Taxes or special assessments which are not shown as existing liens by the public record.**
9. **General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):**
10. **2015 Taxes Paid in full. 2016 Taxes Accruing. Special Assessments not yet of record. (For information only: Pt. 1-5-40 (135.77 Acres) 2015 Taxes \$785.76, Tax ID #150059191)**
11. **Mineral Reservation contained in Warranty Deed from Meeske Land and Cattle Company, a Nebraska Corporation, recorded May 12, 2016 in Book 47, Page 439. (With other land)**



12. **Terms and Conditions in that Dedication of Easement to the public, recorded February 26, 1990 in Book 5, Page 302. (NOTE: This easement provides Access to the Maurice Wilder, LLC lands as a whole, each parcel will need to be evaluated separately in regards to Access)**
13. **Oil and Gas Lease recorded October 15, 2014 in Book 19, Page 591 to Forestar Petroleum Corporation, and any assignments thereto. (With other land)**
14. **The policy to be issued in furtherance of this commitment will contain the following exception: No coverage is provided under the terms of this policy for Financing Statements and/or Security Agreements filed with the Uniform Commercial Code Office of the Secretary of State.**
15. **All reservations contained in patents issued by the United States of America; and any and all reservations for minerals of any kind and type whatsoever; and all rights arising from recorded or unrecorded oil, gas or other mineral leases of any kind and type whatsoever; and any mortgage and/or trust deeds wherein said mineral rights or oil and gas leases are used as security; and all rights arising under any instrument of the character set forth above.**

**TITLE TO MINERALS IS NOT INSURED.**

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# **Preliminary Title Insurance Schedules**

*Prepared by:*

**Title Services of the Plains, LLC**

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**(Chase County, Nebraska)  
(4 of 15)**

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*For auction conducted on December 15, 2016 by:*

**Schrader Real Estate and Auction Company, Inc.**

*On behalf of:*

**Maurice Wilder, LLC**

**First American Title Company**  
**COMMITMENT FOR TITLE INSURANCE**  
**SCHEDULE A**

1. Effective Date: **August 24, 2016, 8:00 am**
  
2. Policy (or Policies) to be issued: POLICY AMOUNT
  - (a) ALTA OWNER'S POLICY 06-17-06 To be determined  
Proposed Insured: **To be determined** Premium: \$
  
  - (b) ALTA LOAN POLICY 06-17-06 Premium: \$0.00  
Proposed Insured:  
Proposed Borrower:  
Endorsements:  
**Closing Protection Letter** **\$25.00**
  
  - (c) Premium: \$0.00  
Proposed Insured:
  
3. **Fee Simple** interest in the land described in this Commitment is owned, at the Commitment Date, by **Maurice Wilder, LLC**
  
4. The land referred to in the Commitment is described as follows:  
**SEE ATTACHED EXHIBIT "A"**

Countersigned  
Title Services of the Plains, LLC

By   
\_\_\_\_\_

**EXHIBIT "A"**

**Township 5 North, Range 40 West of the 6th P.M., Chase County, Nebraska:**

**Section 11: Three tracts described as follows:**

**Refer to the SE corner of the NE1/4 of Section 11, the point of beginning; go thence North 00 degrees 27 minutes 50 seconds East along the East line of Section 11 for 752.34 feet; go thence South 30 degrees 40 minutes West for 241.2 feet; go thence South 44 degrees 18 minutes West for 585.5 feet; go thence South 02 degrees 42 minutes 50 seconds West for 130.4 feet; go thence North 89 degrees 30 minutes 50 seconds East along the South line of the NE1/4 for 520.4 feet, more or less, to the point of beginning.**

**Refer to the NE corner of Section 11, the point of beginning; go thence North 88 degrees 55 minutes 50 seconds West along the North line of Section 11 for 676.6 feet; go thence South 49 degrees 56 minutes East for 666 feet; go thence South 27 degrees 51 minutes East for 367 feet; go thence North 00 degrees 27 minutes 50 seconds East along the East line of Section 11 for 740.57 feet, more or less, to the point of beginning.**

**Refer to the NE corner of the SE1/4 of Section 11, the point of beginning; go thence South 89 degrees 30 minutes 50 seconds West along the North line of said SE1/4 for 520.4 feet; go thence South 02 degrees 42 minutes 50 seconds West for 148 feet; go thence South 47 degrees 03 minutes 08 seconds East for 435.73 feet; go thence South 30 degrees 01 minutes East for 314.4 feet; go thence North 25 degrees 13 minutes East for 108.3 feet to a point on the East line of said SE1/4; go thence North 00 degrees 27 minutes 50 seconds East along the East line of said SE1/4 for 624 feet, more or less, to the point of beginning.**

**EXHIBIT "A"**

**First American Title Company**  
**COMMITMENT FOR TITLE INSURANCE**

**SCHEDULE B - SECTION I**  
**REQUIREMENTS**

The following are the requirements to be complied with:

- (a) Payment to or for the account of grantors or mortgagors of the full consideration for the estate or interest to be insured.
- (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:
  - 1. **This commitment is issued pursuant to the sale of said property shown on Schedule "A" herein at a public auction and the Company reserves the right to require any further documentation to effectuate the sale of said property pursuant to the terms of said public auction and further that the policy shall not be issued to the prospective purchaser of the property at the public sale until such time as all of the requirements concerning said sale have been completed and the sale transaction closed.**

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**NOTE: Title Company reserves the right to make additional requirements.**

**NOTE: An Ingress and Egress easement may need to be provided or obtained for the parcel to be insured hereunder this commitment.**
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- (c) **LLC requirements for Maurice Wilder, LLC, as follows:**
  - The furnishing of an affidavit signed by all members representing an accurate and complete copy of the Operating Agreement.**
  - The furnishing of a copy of the resolution of the company authorizing the transaction to be insured herein.**
  - The furnishing of a Certificate of Existence of the company evidencing that they are registered with the State of Nebraska.**
  - The furnishing of a copy of the Articles of Organization of the company from the Secretary of State of the State of Nebraska.**
- (d) **The attached Affidavit will need to be executed and returned to the title company by the Seller herein. Any matter disclosed therein, or otherwise brought to the attention of the title company, will appear as an exception in the policy and this commitment will be subject to further requirements as the company deems necessary.**

# First American Title Company

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B - SECTION II EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the current public records.
2. Any facts, rights, interests, or claims which are not shown by the current public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the current public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by current public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof: water rights, claims or title to water.
6. Any lien or right to a lien, for services, labor or material therefore or hereafter furnished, imposed by law and not shown by the current public records.
7. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the current public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.

#### Special Exceptions

Those exceptions to title disclosed by a search of the title for which no coverage is provided for this Commitment.

8. **Taxes or special assessments which are not shown as existing liens by the public record.**
9. **General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):**
10. **2015 Taxes Paid in full. 2016 Taxes Accruing. Special Assessments not yet of record. (For information only: Pt. E1/2 11-5-40 - 2015 Taxes \$59.60, Tax ID #150059264)**
11. **Mineral Reservation contained in Warranty Deed from Meeske Land and Cattle Company, a Nebraska Corporation, recorded May 12, 2016 in Book 47, Page 439. (With other land)**
12. **Terms and Conditions in that Dedication of Easement to the public, recorded February 26, 1990 in Book 5, Page 302. (NOTE: This easement provides Access to the Maurice Wilder, LLC lands as a whole, each parcel will need to be evaluated separately in regards to Access)**

13. **Oil and Gas Lease recorded October 15, 2014 in Book 19, Page 591 to Forestar Petroleum Corporation, and any assignments thereto. (With other land)**
14. **The policy to be issued in furtherance of this commitment will contain the following exception: No coverage is provided under the terms of this policy for Financing Statements and/or Security Agreements filed with the Uniform Commercial Code Office of the Secretary of State.**
15. **All reservations contained in patents issued by the United States of America; and any and all reservations for minerals of any kind and type whatsoever; and all rights arising from recorded or unrecorded oil, gas or other mineral leases of any kind and type whatsoever; and any mortgage and/or trust deeds wherein said mineral rights or oil and gas leases are used as security; and all rights arising under any instrument of the character set forth above.**

**TITLE TO MINERALS IS NOT INSURED.**

16. **Rights of the public, State of Nebraska, County of Chase in and to that portion of subject lands taken or used for road purposes, whether by easement or fee title.**
17. **The policy when issued will not insure the right to maintain any boundary wall or fence located beyond the subject property.**

**NOTE: COPIES OF ANY OR ALL OF THE ABOVE EXCEPTIONS MAY BE OBTAINED UPON REQUEST.**

*Cover page for:*

# **Preliminary Title Insurance Schedules**

*Prepared by:*

**Title Services of the Plains, LLC**

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**(Chase County, Nebraska)  
(5 of 15)**

---

*For auction conducted on December 15, 2016 by:*

**Schrader Real Estate and Auction Company, Inc.**

*On behalf of:*

**Maurice Wilder, LLC**



**First American Title Company**  
**COMMITMENT FOR TITLE INSURANCE**  
**SCHEDULE A**

1. Effective Date: **August 24, 2016, 8:00 am**

2. Policy (or Policies) to be issued: POLICY AMOUNT

(a) ALTA OWNER'S POLICY 06-17-06 To be determined  
Premium: \$

Proposed Insured: **To be determined**

(b) ALTA LOAN POLICY 06-17-06 Premium: \$0.00

Proposed Insured:

Proposed Borrower:

Endorsements:  
**Closing Protection Letter** **\$25.00**

(c) Premium: \$0.00

Proposed Insured:

3. **Fee Simple** interest in the land described in this Commitment is owned, at the Commitment Date, by  
**Tract 1: Maurice Wilder, LLC**

**Tract 2: Meeske Land and Cattle Company, a Nebraska Corporation**

4. The land referred to in the Commitment is described as follows:

**Tract 1:**  
**Township 5 North, Range 40 West of the 6th P.M., Chase County, Nebraska**  
**Section 12: SE1/4**

**Tract 2:**  
**Township 5 North, Range 40 West of the 6th P.M., Chase County, Nebraska**  
**Section 12: The South 11.86 acres of the NE1/4**

Countersigned  
**Title Services of the Plains, LLC**

By 

# First American Title Company

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B - SECTION I REQUIREMENTS

The following are the requirements to be complied with:

- (a) Payment to or for the account of grantors or mortgagors of the full consideration for the estate or interest to be insured.
- (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

1. **This commitment is issued pursuant to the sale of said property shown on Schedule "A" herein at a public auction and the Company reserves the right to require any further documentation to effectuate the sale of said property pursuant to the terms of said public auction and further that the policy shall not be issued to the prospective purchaser of the property at the public sale until such time as all of the requirements concerning said sale have been completed and the sale transaction closed.**

**The application for Title Insurance does not give the name of the prospective purchaser. When the customers name is ascertained, the records must be run for possible judgments. NOTE: Title Company reserves the right to make additional requirements.**

**NOTE: An Ingress and Egress easement may need to be provided or obtained for the parcel to be insured hereunder this commitment.**

2. **Warranty Deed from Meeske Land and Cattle Company, a Nebraska Corporation, by authorized officer(s) thereof, to Maurice Wilder, LLC, conveying the subject lands. (Tract 2)**
3. **Warranty Deed from Maurice Wilder, LLC, by authorized member(s) thereof, to buyer - Yet to be determined, conveying the subject lands for the sum To be determined. (Tract 1 and 2)**

- (c) **LLC requirements for Maurice Wilder, LLC, as follows:**

**The furnishing of an affidavit signed by all members representing an accurate and complete copy of the Operating Agreement.**

**The furnishing of a copy of the resolution of the company authorizing the transaction to be insured herein.**

**The furnishing of a Certificate of Existence of the company evidencing that they are registered with the State of Nebraska.**

**The furnishing of a copy of the Articles of Organization of the company from the Secretary of State of the State of Nebraska.**

- (d) **The attached Affidavit will need to be executed and returned to the title company by the Seller herein. Any matter disclosed therein, or otherwise brought to the attention of the title company, will appear as an exception in the policy and this commitment will be subject to further requirements as the company deems necessary.**

# First American Title Company

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B - SECTION II EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the current public records.
2. Any facts, rights, interests, or claims which are not shown by the current public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the current public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by current public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof: water rights, claims or title to water.
6. Any lien or right to a lien, for services, labor or material therefore or hereafter furnished, imposed by law and not shown by the current public records.
7. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the current public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.

#### Special Exceptions

Those exceptions to title disclosed by a search of the title for which no coverage is provided for this Commitment.

8. **Taxes or special assessments which are not shown as existing liens by the public record.**
9. **General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):**
10. **2015 Taxes Paid in full. 2016 Taxes Accruing. Special Assessments not yet of record. (For information only: Pt. S1/2NE1/4, SE1/4 12-5-40: 2015 Taxes \$706.98, Tax ID #150058772)**
11. **Mineral Reservation contained in Warranty Deed from Meeske Land and Cattle Company, a Nebraska Corporation, recorded May 12, 2016 in Book 47, Page 439. (With other land)**

12. **Terms and Conditions in that Dedication of Easement to the public, recorded February 26, 1990 in Book 5, Page 302. (NOTE: This easement provides Access to the Maurice Wilder, LLC lands as a whole, each parcel will need to be evaluated separately in regards to Access)**
13. **Oil and Gas Lease recorded October 15, 2014 in Book 19, Page 591 to Forestar Petroleum Corporation, and any assignments thereto. (With other land)**
14. **The policy to be issued in furtherance of this commitment will contain the following exception: No coverage is provided under the terms of this policy for Financing Statements and/or Security Agreements filed with the Uniform Commercial Code Office of the Secretary of State.**
15. **All reservations contained in patents issued by the United States of America; and any and all reservations for minerals of any kind and type whatsoever; and all rights arising from recorded or unrecorded oil, gas or other mineral leases of any kind and type whatsoever; and any mortgage and/or trust deeds wherein said mineral rights or oil and gas leases are used as security; and all rights arising under any instrument of the character set forth above.**

**TITLE TO MINERALS IS NOT INSURED.**

16. **Rights of the public, State of Nebraska, County of Chase in and to that portion of subject lands taken or used for road purposes, whether by easement or fee title.**
17. **The policy when issued will not insure the right to maintain any boundary wall or fence located beyond the subject property.**

**NOTE: COPIES OF ANY OR ALL OF THE ABOVE EXCEPTIONS MAY BE OBTAINED UPON REQUEST.**

*Cover page for:*

# **Preliminary Title Insurance Schedules**

*Prepared by:*

**Title Services of the Plains, LLC**

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**(Chase County, Nebraska)  
(6 of 15)**

---

*For auction conducted on December 15, 2016 by:*

**Schrader Real Estate and Auction Company, Inc.**

*On behalf of:*


**Maurice Wilder, LLC**

**First American Title Company**  
**COMMITMENT FOR TITLE INSURANCE**  
**SCHEDULE A**

1. Effective Date: **August 24, 2016, 8:00 am**
  
2. Policy (or Policies) to be issued: POLICY AMOUNT
  - (a) ALTA OWNER'S POLICY 06-17-06 To be determined  
Premium: \$  
Proposed Insured: **To be determined**
  
  - (b) ALTA LOAN POLICY 06-17-06 Premium: \$0.00  
Proposed Insured:  
Proposed Borrower:  
Endorsements:  

**Closing Protection Letter                      \$25.00**
  
  - (c) Premium: \$0.00  
Proposed Insured:
  
3. **Fee Simple** interest in the land described in this Commitment is owned, at the Commitment Date, by **Maurice Wilder, LLC**
  
4. The land referred to in the Commitment is described as follows:  
**SEE ATTACHED EXHIBIT "A"**

Countersigned  
Title Services of the Plains, LLC

By 

**EXHIBIT "A"**

**Township 5 North, Range 40 West of the 6th P.M., Chase County, Nebraska**

**Section 12: All of the N1/2 EXCEPT the South 11.86 acres of the NE1/4, AND EXCEPT the following tract of land:**

**Refer to the West quarter corner of said Section 1; go thence South 30 degrees 02 minutes East from said quarter corner for 884 feet to the point of beginning; go thence around a circle having a radius of 1,980 feet, the center of which bears South 48 degrees East for 1,980 feet from the point of beginning and South 57 degrees 23 minutes 27 seconds West 3,971.3 feet from the East quarter corner of Section 1 for a distance of 12,440.7 feet, more or less, to the point of beginning.**

**AND INCLUDING two tracts in the SW1/4 described as follows:**

**1. Refer to the NW corner of said SW1/4, the point of beginning; go thence South 88 degrees 38 minutes 50 seconds East along the North Line of the SW1/4 for 552.9 feet; go thence South 61 degrees 18 minutes 10 seconds West for 127 feet; go thence South 43 degrees 49 minutes 27 seconds West for 552.8 feet; go thence South 25 degrees 13 minutes West for 176.6 feet to a point on the West line of the SW1/4; go thence North 01 degree 29 minutes 50 seconds East along the West line for 624 feet, more or less, to the point of beginning.**

**2. Refer to the NE corner of the SW1/4; go thence North 88 degrees 38 minutes 50 seconds West along the North Line of the SW1/4 for 595.3 feet; go thence South 65 degrees 16 minutes 50 seconds East for 221.8 feet; go thence South 36 degrees 06 minutes 01 seconds East for 673.09 feet to a point on the East line of the SW1/4; go thence North 00 degrees 31 minutes East along the East line of the SW1/4 for 639.5 feet, more or less, to the point of beginning.**

# First American Title Company

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B - SECTION I REQUIREMENTS

The following are the requirements to be complied with:

- (a) Payment to or for the account of grantors or mortgagors of the full consideration for the estate or interest to be insured.
- (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

1. **This commitment is issued pursuant to the sale of said property shown on Schedule "A" herein at a public auction and the Company reserves the right to require any further documentation to effectuate the sale of said property pursuant to the terms of said public auction and further that the policy shall not be issued to the prospective purchaser of the property at the public sale until such time as all of the requirements concerning said sale have been completed and the sale transaction closed.**

**The application for Title Insurance does not give the name of the prospective purchaser. When the customer's name is ascertained, the records must be run for possible judgments.  
NOTE: Title Company reserves the right to make additional requirements.**

**NOTE: An Ingress and Egress easement may need to be provided or obtained for the parcel to be insured hereunder this commitment.**

2. **Warranty Deed from Maurice Wilder, LLC, by authorized member(s) thereof, to buyer - Yet to be determined, conveying the subject lands for the sum To be determined.**

- (c) **LLC requirements for Maurice Wilder, LLC, as follows:**

**The furnishing of an affidavit signed by all members representing an accurate and complete copy of the Operating Agreement.**

**The furnishing of a copy of the resolution of the company authorizing the transaction to be insured herein.**

**The furnishing of a Certificate of Existence of the company evidencing that they are registered with the State of Nebraska.**

**The furnishing of a copy of the Articles of Organization of the company from the Secretary of State of the State of Nebraska.**

- (d) **The attached Affidavit will need to be executed and returned to the title company by the Seller herein. Any matter disclosed therein, or otherwise brought to the attention of the title company, will appear as an exception in the policy and this commitment will be subject to further requirements as the company deems necessary.**



# First American Title Company

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B - SECTION II EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the current public records.
2. Any facts, rights, interests, or claims which are not shown by the current public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the current public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by current public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof: water rights, claims or title to water.
6. Any lien or right to a lien, for services, labor or material therefore or hereafter furnished, imposed by law and not shown by the current public records.
7. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the current public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.

#### Special Exceptions

Those exceptions to title disclosed by a search of the title for which no coverage is provided for this Commitment.

8. **Taxes or special assessments which are not shown as existing liens by the public record.**
9. **General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):**
10. **2015 Taxes Paid in full. 2016 Taxes Accruing. Special Assessments not yet of record. (For information only: Pt. N1/2, Pt. SW1/4 12-5-40 - 2015 Taxes \$1,353.28, Tax ID #150058659)**
11. **Mineral Reservation contained in Warranty Deed from Meeske Land and Cattle Company, a Nebraska Corporation, recorded May 12, 2016 in Book 47, Page 439. (With other land)**

12. **Terms and Conditions in that Dedication of Easement to the public, recorded February 26, 1990 in Book 5, Page 302. (NOTE: This easement provides Access to the Maurice Wilder, LLC lands as a whole, each parcel will need to be evaluated separately in regards to Access)**
13. **Oil and Gas Lease recorded October 15, 2014 in Book 19, Page 591 to Forestar Petroleum Corporation, and any assignments thereto. (With other land)**
14. **The policy to be issued in furtherance of this commitment will contain the following exception: No coverage is provided under the terms of this policy for Financing Statements and/or Security Agreements filed with the Uniform Commercial Code Office of the Secretary of State.**
15. **All reservations contained in patents issued by the United States of America; and any and all reservations for minerals of any kind and type whatsoever; and all rights arising from recorded or unrecorded oil, gas or other mineral leases of any kind and type whatsoever; and any mortgage and/or trust deeds wherein said mineral rights or oil and gas leases are used as security; and all rights arising under any instrument of the character set forth above.**

**TITLE TO MINERALS IS NOT INSURED.**

16. **Rights of the public, State of Nebraska, County of Chase in and to that portion of subject lands taken or used for road purposes, whether by easement or fee title.**
17. **The policy when issued will not insure the right to maintain any boundary wall or fence located beyond the subject property.**

**NOTE: COPIES OF ANY OR ALL OF THE ABOVE EXCEPTIONS MAY BE OBTAINED UPON REQUEST.**

*Cover page for:*

# **Preliminary Title Insurance Schedules**

*Prepared by:*

**Title Services of the Plains, LLC**

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**(Chase County, Nebraska)  
(7 of 15)**

---

*For auction conducted on December 15, 2016 by:*

**Schrader Real Estate and Auction Company, Inc.**

*On behalf of:*

**Maurice Wilder, LLC**

**First American Title Company**  
**COMMITMENT FOR TITLE INSURANCE**  
**SCHEDULE A**

1. Effective Date: **August 24, 2016, 8:00 am**
  
2. Policy (or Policies) to be issued: POLICY AMOUNT
  - (a) ALTA OWNER'S POLICY 06-17-06 To be determined  
Premium: \$  
Proposed Insured: **To be determined**
  
  - (b) ALTA LOAN POLICY 06-17-06 Premium: \$0.00  
Proposed Insured:  
Proposed Borrower:  
Endorsements:  
**Closing Protection Letter** **\$25.00**
  
  - (c) Premium: \$0.00  
Proposed Insured:
  
3. **Fee Simple** interest in the land described in this Commitment is owned, at the Commitment Date, by **Maurice Wilder, LLC**
  
4. The land referred to in the Commitment is described as follows:  
**SEE ATTACHED EXHIBIT "A"**

Countersigned  
Title Services of the Plains, LLC

By 

**EXHIBIT "A"**

**Township 5 North, Range 40 West of the 6th P.M., Chase County, Nebraska  
Section 13: All, EXCEPT the lands contained in the following two tracts:**

**1. Refer to the NE corner of said Section 13, the point of beginning; go thence South 87 degrees 12 Minutes 29 seconds West along the North line of Section 13 for 4,026.8 feet; go thence South 03 degrees 06 minutes East for 2,492.6 feet; go thence South 32 degrees 14 minutes 20 seconds East for 578.6 feet; go thence South 37 degrees 24 minutes 10 seconds East for 535.3 feet; go thence South 62 degrees 55 minutes 10 seconds East for 958.5 feet; go thence North 88 degrees 27 minutes 10 seconds East for 1,028.9 feet; go thence North 68 degrees 12 minutes 10 seconds East for 714.7 feet; go thence North 35 degrees 50 minutes East for 672 feet; go thence North 32 degrees 27 minutes 22 seconds East for 707.07 feet; go thence North 01 degree 26 minutes West along the East Line of Section 13 for 2,602.35 feet, more or less, to the point of beginning.**

**2. Refer to the NW corner of the E1/2 of Section 14, the point of beginning; go thence South 01 degree 41 minutes 42 seconds East along the West line of the said E1/2 for 2,708.43 feet; go thence South 35 degrees 46 minutes 40 seconds East for 614.36 feet; go thence South 40 degrees 11 minutes 10 seconds East for 687.9 feet; go thence South 75 degrees 17 minutes East for 1,105.6 feet; go thence North 76 degrees 30 minutes East for 1,213.6 feet; go thence North 42 degrees 35 minutes 29 seconds East for 831.8 feet; go thence North 24 degrees 52 minutes 30 seconds East for 813.4 feet; go thence North 03 degrees 06 minutes West for 2,492.6 feet to a point on the North line of Section 13; go thence South 87 degrees 12 minutes 30 seconds West along said North line for 1,263.7 feet to the NW corner of Section 13; go thence South 88 degrees 56 minutes West along the North line of Section 14 for 2,641.2 feet, more or less, to the point of beginning.**

# First American Title Company

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B - SECTION I REQUIREMENTS

The following are the requirements to be complied with:

- (a) Payment to or for the account of grantors or mortgagors of the full consideration for the estate or interest to be insured.
- (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

1. **This commitment is issued pursuant to the sale of said property shown on Schedule "A" herein at a public auction and the Company reserves the right to require any further documentation to effectuate the sale of said property pursuant to the terms of said public auction and further that the policy shall not be issued to the prospective purchaser of the property at the public sale until such time as all of the requirements concerning said sale have been completed and the sale transaction closed.**

**The application for Title Insurance does not give the name of the prospective purchaser. When the customers name is ascertained, the records must be run for possible judgments. NOTE: Title Company reserves the right to make additional requirements.**

**NOTE: An Ingress and Egress easement may need to be provided or obtained for the parcel to be insured hereunder this commitment.**

2. **Warranty Deed from Maurice Wilder, LLC, by authorized member(s) thereof, to buyer - Yet to be determined, conveying the subject lands for the sum To be determined.**

- (c) **LLC requirements for Maurice Wilder, LLC, as follows:**

**The furnishing of an affidavit signed by all members representing an accurate and complete copy of the Operating Agreement.**

**The furnishing of a copy of the resolution of the company authorizing the transaction to be insured herein.**

**The furnishing of a Certificate of Existence of the company evidencing that they are registered with the State of Nebraska.**

**The furnishing of a copy of the Articles of Organization of the company from the Secretary of State of the State of Nebraska.**

- (d) **The attached Affidavit will need to be executed and returned to the title company by the Seller herein. Any matter disclosed therein, or otherwise brought to the attention of the title company, will appear as an exception in the policy and this commitment will be subject to further requirements as the company deems necessary.**

# First American Title Company

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B - SECTION II EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the current public records.
2. Any facts, rights, interests, or claims which are not shown by the current public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the current public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by current public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof: water rights, claims or title to water.
6. Any lien or right to a lien, for services, labor or material therefore or hereafter furnished, imposed by law and not shown by the current public records.
7. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the current public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.

#### Special Exceptions

**Those exceptions to title disclosed by a search of the title for which no coverage is provided for this Commitment.**

8. **Taxes or special assessments which are not shown as existing liens by the public record.**
9. **General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):**
10. **2015 Taxes Paid in full. 2016 Taxes Accruing. Special Assessments not yet of record. (For information only: Pt. S1/2 13-5-40: 2015 Taxes \$870.86, Tax ID #150058683)**
11. **Mineral Reservation contained in Warranty Deed from Meeske Land and Cattle Company, a Nebraska Corporation, recorded May 12, 2016 in Book 47, Page 439. (With other land)**
12. **Terms and Conditions in that Dedication of Easement to the public, recorded February 26, 1990 in Book 5, Page 302. (NOTE: This easement provides Access to the Maurice Wilder, LLC lands as a whole, each parcel will need to be evaluated separately in regards to Access)**

13. **Oil and Gas Lease recorded October 15, 2014 in Book 19, Page 591 to Forestar Petroleum Corporation, and any assignments thereto. (With other land)**
14. **The policy to be issued in furtherance of this commitment will contain the following exception: No coverage is provided under the terms of this policy for Financing Statements and/or Security Agreements filed with the Uniform Commercial Code Office of the Secretary of State.**
15. **All reservations contained in patents issued by the United States of America; and any and all reservations for minerals of any kind and type whatsoever; and all rights arising from recorded or unrecorded oil, gas or other mineral leases of any kind and type whatsoever; and any mortgage and/or trust deeds wherein said mineral rights or oil and gas leases are used as security; and all rights arising under any instrument of the character set forth above.**

**TITLE TO MINERALS IS NOT INSURED.**

16. **Rights of the public, State of Nebraska, County of Chase in and to that portion of subject lands taken or used for road purposes, whether by easement or fee title.**
17. **The policy when issued will not insure the right to maintain any boundary wall or fence located beyond the subject property.**

**NOTE: COPIES OF ANY OR ALL OF THE ABOVE EXCEPTIONS MAY BE OBTAINED UPON REQUEST.**



*Cover page for:*

# **Preliminary Title Insurance Schedules**

*Prepared by:*

**Title Services of the Plains, LLC**

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**(Chase County, Nebraska)  
(8 of 15)**

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*For auction conducted on December 15, 2016 by:*

**Schrader Real Estate and Auction Company, Inc.**

*On behalf of:*

**Maurice Wilder, LLC**

**First American Title Company**  
**COMMITMENT FOR TITLE INSURANCE**  
**SCHEDULE A**

1. Effective Date: **August 24, 2016, 8:00 am**

2. Policy (or Policies) to be issued: POLICY AMOUNT

(a) ALTA OWNER'S POLICY 06-17-06 Premium: \$0.00  
Proposed Insured: **To be determined**

(b) ALTA LOAN POLICY 06-17-06 Premium: \$0.00  
Proposed Insured:

Proposed Borrower:

Endorsements:  
**Closing Protection Letter                      \$25.00**

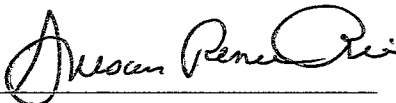
(c) Premium: \$0.00  
Proposed Insured:

3. **Fee Simple** interest in the land described in this Commitment is owned, at the Commitment Date, by **Maurice Wilder, LLC**

4. The land referred to in the Commitment is described as follows:

**SEE ATTACHED EXHIBIT "A"**

Countersigned  
Title Services of the Plains, LLC

By  \_\_\_\_\_

**EXHIBIT "A"**

**Township 5 North, Range 40 West of the 6th P.M., Chase County, Nebraska  
Section 14: SE1/4, EXCEPT the land contained in the following described tract:**

**Refer to the NW corner of the E1/2 of Section 14, the point of beginning; go thence South 01 degree 41 minutes 42 seconds East along the West line of the said E1/2 for 2,708.43 feet; go thence South 35 degrees 46 minutes 40 seconds East for 614.36 feet; go thence South 40 degrees 11 minutes 10 seconds East for 687.9 feet; go thence South 75 degrees 17 minutes East for 1,105.6 feet; go thence North 76 degrees 30 minutes East for 1,213.6 feet; go thence North 42 degrees 35 minutes 29 seconds East for 831.8 feet; go thence North 24 degrees 52 minutes 30 seconds East for 813.4 feet; go thence North 03 degrees 06 minutes West for 2,492.6 feet to a point on the North line of Section 13; go thence South 87 degrees 12 minutes 30 seconds West along said North line for 1,263.7 feet to the NW corner of Section 13; go thence South 88 degrees 56 minutes West along the North line of Section 14 for 2,641.2 feet, More or less, to the point of beginning.**

# First American Title Company

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B - SECTION I REQUIREMENTS

The following are the requirements to be complied with:

- (a) Payment to or for the account of grantors or mortgagors of the full consideration for the estate or interest to be insured.
- (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

1. **This commitment is issued pursuant to the sale of said property shown on Schedule "A" herein at a public auction and the Company reserves the right to require any further documentation to effectuate the sale of said property pursuant to the terms of said public auction and further that the policy shall not be issued to the prospective purchaser of the property at the public sale until such time as all of the requirements concerning said sale have been completed and the sale transaction closed.**

**The application for Title Insurance does not give the name of the prospective purchaser. When the customers name is ascertained, the records must be run for possible judgments. NOTE: Title Company reserves the right to make additional requirements.**

**NOTE: An Ingress and Egress easement may need to be provided or obtained for the parcel to be insured hereunder this commitment.**

2. **Warranty Deed from Maurice Wilder, LLC, by authorized member(s) thereof, to buyer - Yet to be determined, conveying the subject lands for the sum To be determined.**

- (c) **LLC requirements for Maurice Wilder, LLC, as follows:**

**The furnishing of an affidavit signed by all members representing an accurate and complete copy of the Operating Agreement.**

**The furnishing of a copy of the resolution of the company authorizing the transaction to be insured herein.**

**The furnishing of a Certificate of Existence of the company evidencing that they are registered with the State of Nebraska.**

**The furnishing of a copy of the Articles of Organization of the company from the Secretary of State of the State of Nebraska.**

- (d) **The attached Affidavit will need to be executed and returned to the title company by the Seller herein. Any matter disclosed therein, or otherwise brought to the attention of the title company, will appear as an exception in the policy and this commitment will be subject to further requirements as the company deems necessary.**

# First American Title Company

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B - SECTION II EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the current public records.
2. Any facts, rights, interests, or claims which are not shown by the current public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the current public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by current public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof: water rights, claims or title to water.
6. Any lien or right to a lien, for services, labor or material therefore or hereafter furnished, imposed by law and not shown by the current public records.
7. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the current public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.

#### Special Exceptions

**Those exceptions to title disclosed by a search of the title for which no coverage is provided for this Commitment.**

8. **Taxes or special assessments which are not shown as existing liens by the public record.**
9. **General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):**
10. **2015 Taxes Paid in full. 2016 Taxes Accruing. Special Assessments not yet of record. (For information only: Pt. S1/2E1/2 14-5-40: 2015 Taxes \$391.48, Tax ID #150058608)**
11. **Mineral Reservation contained in Warranty Deed from Meeske Land and Cattle Company, a Nebraska Corporation, recorded May 12, 2016 in Book 47, Page 439. (With other land)**
12. **Terms and Conditions in that Dedication of Easement to the public, recorded February 26, 1990 in Book 5, Page 302. (NOTE: This easement provides Access to the Maurice Wilder, LLC lands as a whole, each parcel will need to be evaluated separately in regards to Access)**

13. **Oil and Gas Lease recorded October 15, 2014 in Book 19, Page 591 to Forestar Petroleum Corporation, and any assignments thereto. (With other land)**
14. **The policy to be issued in furtherance of this commitment will contain the following exception: No coverage is provided under the terms of this policy for Financing Statements and/or Security Agreements filed with the Uniform Commercial Code Office of the Secretary of State.**
15. **All reservations contained in patents issued by the United States of America; and any and all reservations for minerals of any kind and type whatsoever; and all rights arising from recorded or unrecorded oil, gas or other mineral leases of any kind and type whatsoever; and any mortgage and/or trust deeds wherein said mineral rights or oil and gas leases are used as security; and all rights arising under any instrument of the character set forth above.**

**TITLE TO MINERALS IS NOT INSURED.**

16. **Rights of the public, State of Nebraska, County of Chase in and to that portion of subject lands taken or used for road purposes, whether by easement or fee title.**
17. **The policy when issued will not insure the right to maintain any boundary wall or fence located beyond the subject property.**

**NOTE: COPIES OF ANY OR ALL OF THE ABOVE EXCEPTIONS MAY BE OBTAINED UPON REQUEST.**

**18.**

*Cover page for:*

# **Preliminary Title Insurance Schedules**

*Prepared by:*

**Title Services of the Plains, LLC**

---

**(Chase County, Nebraska)  
(9 of 15)**

---

*For auction conducted on December 15, 2016 by:*

**Schrader Real Estate and Auction Company, Inc.**

*On behalf of:*

**Maurice Wilder, LLC**

**First American Title Company**  
**COMMITMENT FOR TITLE INSURANCE**  
**SCHEDULE A**

1. Effective Date: **August 24, 2016, 8:00 am**

2. Policy (or Policies) to be issued: POLICY AMOUNT

(a) ALTA OWNER'S POLICY 06-17-06 To be determined  
Premium: \$

Proposed Insured: **To be determined**

(b) ALTA LOAN POLICY 06-17-06 Premium: \$0.00

Proposed Insured:

Proposed Borrower:

Endorsements:  
**Closing Protection Letter                      \$25.00**

(c) Premium: \$0.00

Proposed Insured:

3. **Fee Simple** interest in the land described in this Commitment is owned, at the Commitment Date, by **Maurice Wilder, LLC**

4. The land referred to in the Commitment is described as follows:

**Township 5 North, Range 40 West of the 6th P.M., Chase County, Nebraska**  
**Section 22: SE1/4**

Countersigned  
**Title Services of the Plains, LLC**

By 



# First American Title Company

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B - SECTION I REQUIREMENTS

The following are the requirements to be complied with:

- (a) Payment to or for the account of grantors or mortgagors of the full consideration for the estate or interest to be insured.
- (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

1. **This commitment is issued pursuant to the sale of said property shown on Schedule "A" herein at a public auction and the Company reserves the right to require any further documentation to effectuate the sale of said property pursuant to the terms of said public auction and further that the policy shall not be issued to the prospective purchaser of the property at the public sale until such time as all of the requirements concerning said sale have been completed and the sale transaction closed.**

**The application for Title Insurance does not give the name of the prospective purchaser. When the customer's name is ascertained, the records must be run for possible judgments. NOTE: Title Company reserves the right to make additional requirements.**

**NOTE: An Ingress and Egress easement may need to be provided or obtained for the parcel to be insured hereunder this commitment.**

2. **Warranty Deed from Maurice Wilder, LLC, by authorized member(s) thereof, to buyer - Yet to be determined, conveying the subject lands for the sum To be determined.**
3. **Record Certified copy of the Patent covering subject lands in the Chase County Register of Deeds Office**

- (c) **LLC requirements for Maurice Wilder, LLC, as follows:**

**The furnishing of an affidavit signed by all members representing an accurate and complete copy of the Operating Agreement.**

**The furnishing of a copy of the resolution of the company authorizing the transaction to be insured herein.**

**The furnishing of a Certificate of Existence of the company evidencing that they are registered with the State of Nebraska.**

**The furnishing of a copy of the Articles of Organization of the company from the Secretary of State of the State of Nebraska.**

- (d) **The attached Affidavit will need to be executed and returned to the title company by the Seller herein. Any matter disclosed therein, or otherwise brought to the attention of the title company, will appear as an exception in the policy and this commitment will be subject to further requirements as the company deems necessary.**

# First American Title Company

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B - SECTION II EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the current public records.
2. Any facts, rights, interests, or claims which are not shown by the current public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the current public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by current public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof: water rights, claims or title to water.
6. Any lien or right to a lien, for services, labor or material therefore or hereafter furnished, imposed by law and not shown by the current public records.
7. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the current public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.

#### Special Exceptions

Those exceptions to title disclosed by a search of the title for which no coverage is provided for this Commitment.

8. **axes or special assessments which are not shown as existing liens by the public record.**
9. **General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):**
10. **2015 Taxes Paid in full. 2016 Taxes Accruing. Special Assessments not yet of record. (For information only: SE1/4 22-5-40: 2015 Taxes \$658.18, Tax ID #150058845)**
11. **Mineral Reservation contained in Warranty Deed from Meeske Land and Cattle Company, a Nebraska Corporation, recorded May 12, 2016 in Book 47, Page 439. (With other land)**
12. **Terms and Conditions in that Dedication of Easement to the public, recorded February 26, 1990 in Book 5, Page 302. (NOTE: This easement provides Access to the Maurice Wilder, LLC lands as a whole, each parcel will need to be evaluated separately in regards to Access)**

13. **Oil and Gas Lease recorded January 15, 2015 in Book 19, Page 736 to Forestar Petroleum Corporation, and any assignments thereto. (With other land)**
14. **Oil and Gas Lease recorded September 4, 2008 in Book 17, Page 579 to Noble Energy, Inc., and any assignments thereto. Affidavit of Extension of Oil and Gas Lease recorded October 8, 2009 in Book 18, Page 271. (With other land)**
15. **The policy to be issued in furtherance of this commitment will contain the following exception: No coverage is provided under the terms of this policy for Financing Statements and/or Security Agreements filed with the Uniform Commercial Code Office of the Secretary of State.**
16. **All reservations contained in patents issued by the United States of America; and any and all reservations for minerals of any kind and type whatsoever; and all rights arising from recorded or unrecorded oil, gas or other mineral leases of any kind and type whatsoever; and any mortgage and/or trust deeds wherein said mineral rights or oil and gas leases are used as security; and all rights arising under any instrument of the character set forth above.**

**TITLE TO MINERALS IS NOT INSURED.**

17. **Rights of the public, State of Nebraska, County of Chase in and to that portion of subject lands taken or used for road purposes, whether by easement or fee title.**
18. **The policy when issued will not insure the right to maintain any boundary wall or fence located beyond the subject property.**

**NOTE: COPIES OF ANY OR ALL OF THE ABOVE EXCEPTIONS MAY BE OBTAINED UPON REQUEST.**

*Cover page for:*

# **Preliminary Title Insurance Schedules**

*Prepared by:*

**Title Services of the Plains, LLC**

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**(Chase County, Nebraska)  
(10 of 15)**

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*For auction conducted on December 15, 2016 by:*

**Schrader Real Estate and Auction Company, Inc.**

*On behalf of:*

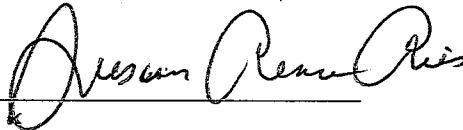
**Maurice Wilder, LLC**

**First American Title Company**  
**COMMITMENT FOR TITLE INSURANCE**  
**SCHEDULE A**

1. Effective Date: **August 24, 2016, 8:00 am**
  
2. Policy (or Policies) to be issued: POLICY AMOUNT
  - (a) ALTA OWNER'S POLICY 06-17-06 To be determined  
Premium: \$  
Proposed Insured: **To be determined**
  
  - (b) ALTA LOAN POLICY 06-17-06 Premium: \$0.00  
Proposed Insured:  
Proposed Borrower:  
Endorsements:  

<b>Closing Protection Letter</b>	<b>\$25.00</b>
----------------------------------	----------------
  
  - (c) Premium: \$0.00  
Proposed Insured:
  
3. **Fee Simple** interest in the land described in this Commitment is owned, at the Commitment Date, by **Maurice Wilder, LLC**
  
4. The land referred to in the Commitment is described as follows:  
**Township 5 North, Range 40 West of the 6th P.M., Chase County, Nebraska**  
**Section 23: NE1/4 and S1/2**

Countersigned  
Title Services of the Plains, LLC

By 

# First American Title Company

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B - SECTION I REQUIREMENTS

The following are the requirements to be complied with:

- (a) Payment to or for the account of grantors or mortgagors of the full consideration for the estate or interest to be insured.
- (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

1. **This commitment is issued pursuant to the sale of said property shown on Schedule "A" herein at a public auction and the Company reserves the right to require any further documentation to effectuate the sale of said property pursuant to the terms of said public auction and further that the policy shall not be issued to the prospective purchaser of the property at the public sale until such time as all of the requirements concerning said sale have been completed and the sale transaction closed.**

**The application for Title Insurance does not give the name of the prospective purchaser. When the customer's name is ascertained, the records must be run for possible judgments. NOTE: Title Company reserves the right to make additional requirements.**

**NOTE: An Ingress and Egress easement may need to be provided or obtained for the parcel to be insured hereunder this commitment.**

2. **Warranty Deed from Maurice Wilder, LLC, by authorized member(s) thereof, to buyer - Yet to be determined, conveying the subject lands for the sum To be determined.**
3. **Record Certified copy of the Patent covering the SW1/4 of Section 23 in the Chase County Register of Deeds Office**

- (c) **LLC requirements for Maurice Wilder, LLC, as follows:**

**The furnishing of an affidavit signed by all members representing an accurate and complete copy of the Operating Agreement.**

**The furnishing of a copy of the resolution of the company authorizing the transaction to be insured herein.**

**The furnishing of a Certificate of Existence of the company evidencing that they are registered with the State of Nebraska.**

**The furnishing of a copy of the Articles of Organization of the company from the Secretary of State of the State of Nebraska.**

- (d) **The attached Affidavit will need to be executed and returned to the title company by the Seller herein. Any matter disclosed therein, or otherwise brought to the attention of the title company, will appear as an exception in the policy and this commitment will be subject to further requirements as the company deems necessary.**

# First American Title Company

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B - SECTION II EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the current public records.
2. Any facts, rights, interests, or claims which are not shown by the current public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the current public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by current public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof: water rights, claims or title to water.
6. Any lien or right to a lien, for services, labor or material therefore or hereafter furnished, imposed by law and not shown by the current public records.
7. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the current public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.

#### Special Exceptions

Those exceptions to title disclosed by a search of the title for which no coverage is provided for this Commitment.

8. **Taxes or special assessments which are not shown as existing liens by the public record.**
9. **General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):**
10. **2015 Taxes Paid in full. 2016 Taxes Accruing. Special Assessments not yet of record. (For information only: NE1/4; S1/2 23-5-40: 2015 Taxes \$1,974.58, Tax ID #150057601)**
11. **Mineral Reservation contained in Warranty Deed from Meeske Land and Cattle Company, a Nebraska Corporation, recorded May 12, 2016 in Book 47, Page 439. (With other land)**

12. **Terms and Conditions in that Dedication of Easement to the public, recorded February 26, 1990 in Book 5, Page 302. (NOTE: This easement provides Access to the Maurice Wilder, LLC lands as a whole, each parcel will need to be evaluated separately in regards to Access)**
13. **Oil and Gas Lease recorded January 15, 2015 in Book 19, Page 736 to Forestar Petroleum Corporation, and any assignments thereto. (With other land)**
14. **Oil and Gas Lease recorded September 4, 2008 in Book 17, Page 579 to Noble Energy, Inc., and any assignments thereto. Affidavit of Extension of Oil and Gas Lease recorded October 8, 2009 in Book 18, Page 271. (With other land)**
15. **The policy to be issued in furtherance of this commitment will contain the following exception: No coverage is provided under the terms of this policy for Financing Statements and/or Security Agreements filed with the Uniform Commercial Code Office of the Secretary of State.**
16. **All reservations contained in patents issued by the United States of America; and any and all reservations for minerals of any kind and type whatsoever; and all rights arising from recorded or unrecorded oil, gas or other mineral leases of any kind and type whatsoever; and any mortgage and/or trust deeds wherein said mineral rights or oil and gas leases are used as security; and all rights arising under any instrument of the character set forth above.**

**TITLE TO MINERALS IS NOT INSURED.**

17. **Rights of the public, State of Nebraska, County of Chase in and to that portion of subject lands taken or used for road purposes, whether by easement or fee title.**
18. **The policy when issued will not insure the right to maintain any boundary wall or fence located beyond the subject property.**

**NOTE: COPIES OF ANY OR ALL OF THE ABOVE EXCEPTIONS MAY BE OBTAINED UPON REQUEST.**



*Cover page for:*

# **Preliminary Title Insurance Schedules**

*Prepared by:*

**Title Services of the Plains, LLC**

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**(Chase County, Nebraska)  
(11 of 15)**

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*For auction conducted on December 15, 2016 by:*

**Schrader Real Estate and Auction Company, Inc.**

*On behalf of:*

**Maurice Wilder, LLC**

**First American Title Company**  
**COMMITMENT FOR TITLE INSURANCE**  
**SCHEDULE A**

1. Effective Date: **August 24, 2016, 8:00 am**
  
2. Policy (or Policies) to be issued: POLICY AMOUNT
  - (a) ALTA OWNER'S POLICY 06-17-06 To be determined  
Premium: \$  
Proposed Insured: **To be determined**
  
  - (b) ALTA LOAN POLICY 06-17-06 Premium: \$0.00  
Proposed Insured:  
Proposed Borrower:  
Endorsements:  

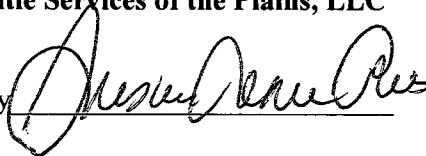
**Closing Protection Letter                      \$25.00**
  
  - (c) Premium: \$0.00  
Proposed Insured:

3. **Fee Simple** interest in the land described in this Commitment is owned, at the Commitment Date, by **Maurice Wilder, LLC**

4. The land referred to in the Commitment is described as follows:

**Township 5 North, Range 40 West of the 6th P.M., Chase County, Nebraska  
Section 24: N1/2 and SW1/4 and N1/2SE1/4**

Countersigned  
Title Services of the Plains, LLC

By 

# First American Title Company

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B - SECTION I REQUIREMENTS

The following are the requirements to be complied with:

- (a) Payment to or for the account of grantors or mortgagors of the full consideration for the estate or interest to be insured.
- (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

1. **This commitment is issued pursuant to the sale of said property shown on Schedule "A" herein at a public auction and the Company reserves the right to require any further documentation to effectuate the sale of said property pursuant to the terms of said public auction and further that the policy shall not be issued to the prospective purchaser of the property at the public sale until such time as all of the requirements concerning said sale have been completed and the sale transaction closed.**

**The application for Title Insurance does not give the name of the prospective purchaser. When the customer's name is ascertained, the records must be run for possible judgments. NOTE: Title Company reserves the right to make additional requirements.**

**NOTE: An Ingress and Egress easement may need to be provided or obtained for the parcel to be insured hereunder this commitment.**

2. **Warranty Deed from Maurice Wilder, LLC, by authorized member(s) thereof, to buyer - Yet to be determined, conveying the subject lands for the sum To be determined.**
3. **Record Certified copy of the Patent covering the SW1/4 of Section 24 in the Chase County Register of Deeds Office.**

- (c) **LLC requirements for Maurice Wilder, LLC, as follows:**

**The furnishing of an affidavit signed by all members representing an accurate and complete copy of the Operating Agreement.**

**The furnishing of a copy of the resolution of the company authorizing the transaction to be insured herein.**

**The furnishing of a Certificate of Existence of the company evidencing that they are registered with the State of Nebraska.**

**The furnishing of a copy of the Articles of Organization of the company from the Secretary of State of the State of Nebraska.**

- (d) **The attached Affidavit will need to be executed and returned to the title company by the Seller herein. Any matter disclosed therein, or otherwise brought to the attention of the title company, will appear as an exception in the policy and this commitment will be subject to further requirements as the company deems necessary.**

# First American Title Company

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B - SECTION II EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the current public records.
2. Any facts, rights, interests, or claims which are not shown by the current public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the current public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by current public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof: water rights, claims or title to water.
6. Any lien or right to a lien, for services, labor or material therefore or hereafter furnished, imposed by law and not shown by the current public records.
7. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the current public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.

#### Special Exceptions

**Those exceptions to title disclosed by a search of the title for which no coverage is provided for this Commitment.**

8. **Taxes or special assessments which are not shown as existing liens by the public record.**
9. **General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):**
10. **2015 Taxes Paid in full. 2016 Taxes Accruing. Special Assessments not yet of record. (For information only: N1/2; SW1/4; N1/2SE1/4 24-5-40: 2015 Taxes \$2,280.88, Tax ID #150057784)**
11. **Mineral Reservation contained in Warranty Deed from Meeske Land and Cattle Company, a Nebraska Corporation, recorded May 12, 2016 in Book 47, Page 439. (With other land)**

12. **Terms and Conditions in that Dedication of Easement to the public, recorded February 26, 1990 in Book 5, Page 302. (NOTE: This easement provides Access to the Maurice Wilder, LLC lands as a whole, each parcel will need to be evaluated separately in regards to Access)**
13. **Oil and Gas Lease recorded January 15, 2015 in Book 19, Page 736 to Forestar Petroleum Corporation, and any assignments thereto. (With other land)**
14. **Oil and Gas Lease recorded September 4, 2008 in Book 17, Page 579 to Noble Energy, Inc., and any assignments thereto. Affidavit of Extension of Oil and Gas Lease recorded October 8, 2009 in Book 18, Page 271. (With other land)**
15. **The policy to be issued in furtherance of this commitment will contain the following exception: No coverage is provided under the terms of this policy for Financing Statements and/or Security Agreements filed with the Uniform Commercial Code Office of the Secretary of State.**
16. **All reservations contained in patents issued by the United States of America; and any and all reservations for minerals of any kind and type whatsoever; and all rights arising from recorded or unrecorded oil, gas or other mineral leases of any kind and type whatsoever; and any mortgage and/or trust deeds wherein said mineral rights or oil and gas leases are used as security; and all rights arising under any instrument of the character set forth above.**

**TITLE TO MINERALS IS NOT INSURED.**

17. **Rights of the public, State of Nebraska, County of Chase in and to that portion of subject lands taken or used for road purposes, whether by easement or fee title.**
18. **The policy when issued will not insure the right to maintain any boundary wall or fence located beyond the subject property.**

**NOTE: COPIES OF ANY OR ALL OF THE ABOVE EXCEPTIONS MAY BE OBTAINED UPON REQUEST**

*Cover page for:*

# **Preliminary Title Insurance Schedules**

*Prepared by:*

**Title Services of the Plains, LLC**

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**(Chase County, Nebraska)  
(12 of 15)**

---

*For auction conducted on December 15, 2016 by:*

**Schrader Real Estate and Auction Company, Inc.**

*On behalf of:*

**Maurice Wilder, LLC**

**First American Title Company**  
**COMMITMENT FOR TITLE INSURANCE**  
**SCHEDULE A**

1. Effective Date: **August 24, 2016, 8:00 am**

2. Policy (or Policies) to be issued: POLICY AMOUNT

(a) ALTA OWNER'S POLICY 06-17-06 To be determined  
Premium: \$

Proposed Insured: **To be determined**

(b) ALTA LOAN POLICY 06-17-06 Premium: \$0.00

Proposed Insured:

Proposed Borrower:

Endorsements:

**Closing Protection Letter                      \$25.00**

(c) Premium: \$0.00

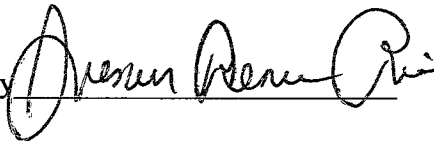
Proposed Insured:

3. **Fee Simple** interest in the land described in this Commitment is owned, at the Commitment Date, by **Maurice Wilder, LLC**

4. The land referred to in the Commitment is described as follows:

**Township 5 North, Range 40 West of the 6th P.M., Chase County, Nebraska**  
**Section 26: All**

Countersigned  
Title Services of the Plains, LLC

By 

# First American Title Company

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B - SECTION I REQUIREMENTS

The following are the requirements to be complied with:

- (a) Payment to or for the account of grantors or mortgagors of the full consideration for the estate or interest to be insured.
- (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

1. **This commitment is issued pursuant to the sale of said property shown on Schedule "A" herein at a public auction and the Company reserves the right to require any further documentation to effectuate the sale of said property pursuant to the terms of said public auction and further that the policy shall not be issued to the prospective purchaser of the property at the public sale until such time as all of the requirements concerning said sale have been completed and the sale transaction closed.**

**The application for Title Insurance does not give the name of the prospective purchaser. When the customer's name is ascertained, the records must be run for possible judgments. NOTE: Title Company reserves the right to make additional requirements.**

**NOTE: An Ingress and Egress easement may need to be provided or obtained for the parcel to be insured hereunder this commitment.**

2. **Warranty Deed from Maurice Wilder, LLC, by authorized member(s) thereof, to buyer - Yet to be determined, conveying the subject lands for the sum To be determined.**

- (c) **LLC requirements for Maurice Wilder, LLC, as follows:**

**The furnishing of an affidavit signed by all members representing an accurate and complete copy of the Operating Agreement.**

**The furnishing of a copy of the resolution of the company authorizing the transaction to be insured herein.**

**The furnishing of a Certificate of Existence of the company evidencing that they are registered with the State of Nebraska.**

**The furnishing of a copy of the Articles of Organization of the company from the Secretary of State of the State of Nebraska.**

- (d) **The attached Affidavit will need to be executed and returned to the title company by the Seller herein. Any matter disclosed therein, or otherwise brought to the attention of the title company, will appear as an exception in the policy and this commitment will be subject to further requirements as the company deems necessary.**



# First American Title Company

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B - SECTION II EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the current public records.
2. Any facts, rights, interests, or claims which are not shown by the current public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the current public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by current public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof: water rights, claims or title to water.
6. Any lien or right to a lien, for services, labor or material therefore or hereafter furnished, imposed by law and not shown by the current public records.
7. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the current public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.

#### Special Exceptions

Those exceptions to title disclosed by a search of the title for which no coverage is provided for this Commitment.

8. **Taxes or special assessments which are not shown as existing liens by the public record.**
9. **General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):**
10. **2015 Taxes Paid in full. 2016 Taxes Accruing. Special Assessments not yet of record. (For information only: All 26-5-40: 2015 Taxes \$2,632.76, Tax ID #150058144)**
11. **Mineral Reservation contained in Warranty Deed from Meeske Land and Cattle Company, a Nebraska Corporation, recorded May 12, 2016 in Book 47, Page 439. (With other land)**
12. **Terms and Conditions in that Dedication of Easement to the public, recorded February 26, 1990 in Book 5, Page 302. (NOTE: This easement provides Access to the Maurice Wilder, LLC lands as a whole, each parcel will need to be evaluated separately in regards to Access)**

13. **Oil and Gas Lease recorded January 15, 2015 in Book 19, Page 736 to Forestar Petroleum Corporation, and any assignments thereto. (With other land)**
14. **Oil and Gas Lease recorded September 4, 2008 in Book 17, Page 579 to Noble Energy, Inc., and any assignments thereto. Affidavit of Extension of Oil and Gas Lease recorded October 8, 2009 in Book 18, Page 271. (With other land)**
15. **The policy to be issued in furtherance of this commitment will contain the following exception: No coverage is provided under the terms of this policy for Financing Statements and/or Security Agreements filed with the Uniform Commercial Code Office of the Secretary of State.**
16. **All reservations contained in patents issued by the United States of America; and any and all reservations for minerals of any kind and type whatsoever; and all rights arising from recorded or unrecorded oil, gas or other mineral leases of any kind and type whatsoever; and any mortgage and/or trust deeds wherein said mineral rights or oil and gas leases are used as security; and all rights arising under any instrument of the character set forth above.**

**TITLE TO MINERALS IS NOT INSURED.**

17. **Rights of the public, State of Nebraska, County of Chase in and to that portion of subject lands taken or used for road purposes, whether by easement or fee title.**
18. **The policy when issued will not insure the right to maintain any boundary wall or fence located beyond the subject property.**

**NOTE: COPIES OF ANY OR ALL OF THE ABOVE EXCEPTIONS MAY BE OBTAINED UPON REQUEST.**

*Cover page for:*

# **Preliminary Title Insurance Schedules**

*Prepared by:*

**Title Services of the Plains, LLC**

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**(Chase County, Nebraska)  
(13 of 15)**

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*For auction conducted on December 15, 2016 by:*

**Schrader Real Estate and Auction Company, Inc.**

*On behalf of:*

**Maurice Wilder, LLC**

**First American Title Company**  
**COMMITMENT FOR TITLE INSURANCE**  
**SCHEDULE A**

1. Effective Date: **August 24, 2016, 8:00 am**

2. Policy (or Policies) to be issued: POLICY AMOUNT

(a) ALTA OWNER'S POLICY 06-17-06 To be determined  
Premium: \$

Proposed Insured: **To be determined**

(b) ALTA LOAN POLICY 06-17-06 Premium: \$0.00

Proposed Insured:

Proposed Borrower:

Endorsements:

**Closing Protection Letter                      \$25.00**

(c) Premium: \$0.00

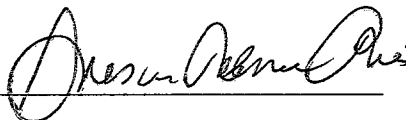
Proposed Insured:

3. **Fee Simple** interest in the land described in this Commitment is owned, at the Commitment Date, by **Maurice Wilder, LLC**

4. The land referred to in the Commitment is described as follows:

**Township 5 North, Range 40 West of the 6th P.M., Chase County, Nebraska.**  
**Section 27: E1/2 and 80 acres, more or less, in the W1/2 described as all of the S1/2NW1/4, N1/2SW1/4 and S1/2SW1/4, EXCEPT the Wet 160 acres thereof.**

Countersigned  
**Title Services of the Plains, LLC**

By 

# First American Title Company

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B - SECTION I REQUIREMENTS

The following are the requirements to be complied with:

- (a) Payment to or for the account of grantors or mortgagors of the full consideration for the estate or interest to be insured.
- (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

1. **This commitment is issued pursuant to the sale of said property shown on Schedule "A" herein at a public auction and the Company reserves the right to require any further documentation to effectuate the sale of said property pursuant to the terms of said public auction and further that the policy shall not be issued to the prospective purchaser of the property at the public sale until such time as all of the requirements concerning said sale have been completed and the sale transaction closed.**

**The application for Title Insurance does not give the name of the prospective purchaser. When the customers name is ascertained, the records must be run for possible judgments. NOTE: Title Company reserves the right to make additional requirements.**

**NOTE: An Ingress and Egress easement may need to be provided or obtained for the parcel to be insured hereunder this commitment.**

2. **Warranty Deed from Maurice Wilder, LLC, by authorized member(s) thereof, to buyer - Yet to be determined, conveying the subject lands for the sum To be determined.**

- (c) **LLC requirements for Maurice Wilder, LLC, as follows:**

**The furnishing of an affidavit signed by all members representing an accurate and complete copy of the Operating Agreement.**

**The furnishing of a copy of the resolution of the company authorizing the transaction to be insured herein.**

**The furnishing of a Certificate of Existence of the company evidencing that they are registered with the State of Nebraska.**

**The furnishing of a copy of the Articles of Organization of the company from the Secretary of State of the State of Nebraska.**

- (d) **The attached Affidavit will need to be executed and returned to the title company by the Seller herein. Any matter disclosed therein, or otherwise brought to the attention of the title company, will appear as an exception in the policy and this commitment will be subject to further requirements as the company deems necessary.**

# First American Title Company

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B - SECTION II EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the current public records.
2. Any facts, rights, interests, or claims which are not shown by the current public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the current public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by current public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof: water rights, claims or title to water.
6. Any lien or right to a lien, for services, labor or material therefore or hereafter furnished, imposed by law and not shown by the current public records.
7. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the current public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.

#### Special Exceptions

Those exceptions to title disclosed by a search of the title for which no coverage is provided for this Commitment.

8. **Taxes or special assessments which are not shown as existing liens by the public record.**
9. **General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):**
10. **2015 Taxes Paid in full. 2016 Taxes Accruing. Special Assessments not yet of record. (For information only: E1/2; Pt. W1/2 27-5-40: 2015 Taxes \$1,612.48, Tax ID #150058314)**
11. **Mineral Reservation contained in Warranty Deed from Meeske Land and Cattle Company, a Nebraska Corporation, recorded May 12, 2016 in Book 47, Page 439. (With other land)**
12. **Mineral Reservation contained in Warranty Deed from Virgil Harmon and Mary Harmon, husband and wife, etal, recorded April 5, 1951 in Book 10, Page 162 (over N1/2N1/2, SE1/4NE1/4 and NE1/4SE1/4).**

13. **Terms and Conditions in that Dedication of Easement to the public, recorded February 26, 1990 in Book 5, Page 302. (NOTE: This easement provides Access to the Maurice Wilder, LLC lands as a whole, each parcel will need to be evaluated separately in regards to Access)**
14. **Oil and Gas Lease recorded January 15, 2015 in Book 19, Page 736 to Forestar Petroleum Corporation, and any assignments thereto. (With other land)**
15. **Oil and Gas Lease recorded September 4, 2008 in Book 17, Page 579 to Noble Energy, Inc., and any assignments thereto. Affidavit of Extension of Oil and Gas Lease recorded October 8, 2009 in Book 18, Page 271. (With other land)**
16. **The policy to be issued in furtherance of this commitment will contain the following exception: No coverage is provided under the terms of this policy for Financing Statements and/or Security Agreements filed with the Uniform Commercial Code Office of the Secretary of State.**
17. **All reservations contained in patents issued by the United States of America; and any and all reservations for minerals of any kind and type whatsoever; and all rights arising from recorded or unrecorded oil, gas or other mineral leases of any kind and type whatsoever; and any mortgage and/or trust deeds wherein said mineral rights or oil and gas leases are used as security; and all rights arising under any instrument of the character set forth above.**

**TITLE TO MINERALS IS NOT INSURED.**

18. **Rights of the public, State of Nebraska, County of Chase in and to that portion of subject lands taken or used for road purposes, whether by easement or fee title.**
19. **The policy when issued will not insure the right to maintain any boundary wall or fence located beyond the subject property.**

**NOTE: COPIES OF ANY OR ALL OF THE ABOVE EXCEPTIONS MAY BE OBTAINED UPON REQUEST.**

*Cover page for:*

# **Preliminary Title Insurance Schedules**

*Prepared by:*

**Title Services of the Plains, LLC**

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**(Chase County, Nebraska)  
(14 of 15)**

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*For auction conducted on December 15, 2016 by:*

**Schrader Real Estate and Auction Company, Inc.**

*On behalf of:*

**Maurice Wilder, LLC**



**First American Title Company**  
**COMMITMENT FOR TITLE INSURANCE**  
**SCHEDULE A**

1. Effective Date: **August 24, 2016, 8:00 am**

2. Policy (or Policies) to be issued: POLICY AMOUNT

(a) ALTA OWNER'S POLICY 06-17-06 Premium: \$0.00  
Proposed Insured: **To be determined**

(b) ALTA LOAN POLICY 06-17-06 Premium: \$0.00  
Proposed Insured:

Proposed Borrower:

Endorsements:  
**Closing Protection Letter                      \$25.00**


(c) Premium: \$0.00  
Proposed Insured:

3. **Fee Simple** interest in the land described in this Commitment is owned, at the Commitment Date, by **Maurice Wilder, LLC**

4. The land referred to in the Commitment is described as follows:

**Township 5 North, Range 40 West of the 6th P.M., Chase County, Nebraska**  
**Section 34: E1/2**

Countersigned  
**Title Services of the Plains, LLC**

By 

# First American Title Company

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B - SECTION I REQUIREMENTS

The following are the requirements to be complied with:

- (a) Payment to or for the account of grantors or mortgagors of the full consideration for the estate or interest to be insured.
- (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

1. This commitment is issued pursuant to the sale of said property shown on Schedule "A" herein at a public auction and the Company reserves the right to require any further documentation to effectuate the sale of said property pursuant to the terms of said public auction and further that the policy shall not be issued to the prospective purchaser of the property at the public sale until such time as all of the requirements concerning said sale have been completed and the sale transaction closed.

The application for Title Insurance does not give the name of the prospective purchaser. When the customers name is ascertained, the records must be run for possible judgments.  
NOTE: Title Company reserves the right to make additional requirements.

NOTE: An Ingress and Egress easement may need to be provided or obtained for the parcel to be insured hereunder this commitment.

2. Warranty Deed from Maurice Wilder, LLC, by authorized member(s) thereof, to buyer - Yet to be determined, conveying the subject lands for the sum To be determined.

- (c) LLC requirements for Maurice Wilder, LLC, as follows:

The furnishing of an affidavit signed by all members representing an accurate and complete copy of the Operating Agreement.

The furnishing of a copy of the resolution of the company authorizing the transaction to be insured herein.

The furnishing of a Certificate of Existence of the company evidencing that they are registered with the State of Nebraska.

The furnishing of a copy of the Articles of Organization of the company from the Secretary of State of the State of Nebraska.

- (d) The attached Affidavit will need to be executed and returned to the title company by the Seller herein. Any matter disclosed therein, or otherwise brought to the attention of the title company, will appear as an exception in the policy and this commitment will be subject to further requirements as the company deems necessary.

# First American Title Company

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B - SECTION II EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the current public records.
2. Any facts, rights, interests, or claims which are not shown by the current public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the current public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by current public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof: water rights, claims or title to water.
6. Any lien or right to a lien, for services, labor or material therefore or hereafter furnished, imposed by law and not shown by the current public records.
7. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the current public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.

#### Special Exceptions

**Those exceptions to title disclosed by a search of the title for which no coverage is provided for this Commitment.**

8. **Taxes or special assessments which are not shown as existing liens by the public record.**
9. **General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):**
10. **2015 Taxes Paid in full. 2016 Taxes Accruing. Special Assessments not yet of record. (For information only: E1/2 34-5-40: 2015 Taxes \$1,316.36, Tax ID #150057954)**
11. **Mineral Reservation contained in Warranty Deed from Meeske Land and Cattle Company, a Nebraska Corporation, recorded May 12, 2016 in Book 47, Page 439. (With other land)**
12. **Terms and Conditions in that Dedication of Easement to the public, recorded February 26, 1990 in Book 5, Page 302. (NOTE: This easement provides Access to the Maurice Wilder, LLC lands as a whole, each parcel will need to be evaluated separately in regards to Access)**

13. **Oil and Gas Lease recorded January 15, 2015 in Book 19, Page 736 to Forestar Petroleum Corporation, and any assignments thereto. (With other land)**
14. **Oil and Gas Lease recorded September 4, 2008 in Book 17, Page 579 to Noble Energy, Inc., and any assignments thereto. Affidavit of Extension of Oil and Gas Lease recorded October 8, 2009 in Book 18, Page 271. (With other land)**
15. **The policy to be issued in furtherance of this commitment will contain the following exception: No coverage is provided under the terms of this policy for Financing Statements and/or Security Agreements filed with the Uniform Commercial Code Office of the Secretary of State.**
16. **All reservations contained in patents issued by the United States of America; and any and all reservations for minerals of any kind and type whatsoever; and all rights arising from recorded or unrecorded oil, gas or other mineral leases of any kind and type whatsoever; and any mortgage and/or trust deeds wherein said mineral rights or oil and gas leases are used as security; and all rights arising under any instrument of the character set forth above.**

**TITLE TO MINERALS IS NOT INSURED.**

17. **Rights of the public, State of Nebraska, County of Chase in and to that portion of subject lands taken or used for road purposes, whether by easement or fee title.**
18. **The policy when issued will not insure the right to maintain any boundary wall or fence located beyond the subject property.**

**NOTE: COPIES OF ANY OR ALL OF THE ABOVE EXCEPTIONS MAY BE OBTAINED UPON REQUEST.**

*Cover page for:*

# **Preliminary Title Insurance Schedules**

*Prepared by:*

**Title Services of the Plains, LLC**

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**(Chase County, Nebraska)  
(15 of 15)**

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*For auction conducted on December 15, 2016 by:*


**Schrader Real Estate and Auction Company, Inc.**

*On behalf of:*

**Maurice Wilder, LLC**

**First American Title Company**  
**COMMITMENT FOR TITLE INSURANCE**  
**SCHEDULE A**

1. Effective Date: **August 24, 2016, 8:00 am**
  
2. Policy (or Policies) to be issued: POLICY AMOUNT
  - (a) ALTA OWNER'S POLICY 06-17-06 To be determined  
Proposed Insured: **To be determined** Premium: \$
  
  - (b) ALTA LOAN POLICY 06-17-06 Premium: \$0.00  
Proposed Insured:  
Proposed Borrower:  
Endorsements:  
**Closing Protection Letter** **\$25.00**
  
  - (c) Premium: \$0.00  
Proposed Insured:
  
3. **Fee Simple** interest in the land described in this Commitment is owned, at the Commitment Date, by **Maurice Wilder, LLC**
  
4. The land referred to in the Commitment is described as follows:  
**Township 5 North, Range 40 West of the 6th P.M., Chase County, Nebraska**  
**Section 35: W1/2W1/2**

Countersigned  
Title Services of the Plains, LLC  
By 

# First American Title Company

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B - SECTION I REQUIREMENTS

The following are the requirements to be complied with:

- (a) Payment to or for the account of grantors or mortgagors of the full consideration for the estate or interest to be insured.
- (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

1. **This commitment is issued pursuant to the sale of said property shown on Schedule "A" herein at a public auction and the Company reserves the right to require any further documentation to effectuate the sale of said property pursuant to the terms of said public auction and further that the policy shall not be issued to the prospective purchaser of the property at the public sale until such time as all of the requirements concerning said sale have been completed and the sale transaction closed.**

**The application for Title Insurance does not give the name of the prospective purchaser. When the customer's name is ascertained, the records must be run for possible judgments. NOTE: Title Company reserves the right to make additional requirements.**

**NOTE: An Ingress and Egress easement may need to be provided or obtained for the parcel to be insured hereunder this commitment.**

2. **Warranty Deed from Maurice Wilder, LLC, by authorized member(s) thereof, to buyer - Yet to be determined, conveying the subject lands for the sum To be determined.**
3. **Affidavit of Non-Production from the Nebraska Oil & Gas Commission covering the subject lands.**

- (c) **LLC requirements for Maurice Wilder, LLC, as follows:**

**The furnishing of an affidavit signed by all members representing an accurate and complete copy of the Operating Agreement.**

**The furnishing of a copy of the resolution of the company authorizing the transaction to be insured herein.**

**The furnishing of a Certificate of Existence of the company evidencing that they are registered with the State of Nebraska.**

**The furnishing of a copy of the Articles of Organization of the company from the Secretary of State of the State of Nebraska.**

- (d) **The attached Affidavit will need to be executed and returned to the title company by the Seller herein. Any matter disclosed therein, or otherwise brought to the attention of the title company, will appear as an exception in the policy and this commitment will be subject to further requirements as the company deems necessary.**

# First American Title Company

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B - SECTION II EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the current public records.
2. Any facts, rights, interests, or claims which are not shown by the current public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the current public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by current public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof: water rights, claims or title to water.
6. Any lien or right to a lien, for services, labor or material therefore or hereafter furnished, imposed by law and not shown by the current public records.
7. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the current public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.

#### Special Exceptions

Those exceptions to title disclosed by a search of the title for which no coverage is provided for this Commitment.

8. **Taxes or special assessments which are not shown as existing liens by the public record.**
9. **General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):**
10. **2015 Taxes Paid in full. 2016 Taxes Accruing. Special Assessments not yet of record. (For information only: W1/2W1/2 35-5-40: 2015 Taxes \$658.18, Tax ID #150059094)**
11. **Mineral Reservation contained in Warranty Deed from Meeske Land and Cattle Company, a Nebraska Corporation, recorded May 12, 2016 in Book 47, Page 439. (With other land)**
12. **Mineral Reservation contained in Warranty Deed from Russell I. Williams and Carleen Williams, husband and wife, recorded May 22, 1963 in Book 16, Page 35, for a period of 20 years or as long thereafter as minerals thereon shall be produced (SW1/4).**



13. **Mineral Reservation contained in Warranty Deed from Mary L. Godsey a/k/a Mary L. Chadderdon and Mary Lou Chadderdon and Ralph Godsey, wife and husband, recorded May 22, 1963 in Book 16, Page 37, for a period of 20 years or as long thereafter as minerals thereon shall be produced (SW1/4).**
14. **Terms and Conditions in that Dedication of Easement to the public, recorded February 26, 1990 in Book 5, Page 302. (NOTE: This easement provides Access to the Maurice Wilder, LLC lands as a whole, each parcel will need to be evaluated separately in regards to Access)**
15. **Oil and Gas Lease recorded January 15, 2015 in Book 19, Page 736 to Forestar Petroleum Corporation, and any assignments thereto. (With other land)**
16. **Oil and Gas Lease recorded September 4, 2008 in Book 17, Page 579 to Noble Energy, Inc., and any assignments thereto. Affidavit of Extension of Oil and Gas Lease recorded October 8, 2009 in Book 18, Page 271. (With other land)**
17. **The policy to be issued in furtherance of this commitment will contain the following exception: No coverage is provided under the terms of this policy for Financing Statements and/or Security Agreements filed with the Uniform Commercial Code Office of the Secretary of State.**
18. **All reservations contained in patents issued by the United States of America; and any and all reservations for minerals of any kind and type whatsoever; and all rights arising from recorded or unrecorded oil, gas or other mineral leases of any kind and type whatsoever; and any mortgage and/or trust deeds wherein said mineral rights or oil and gas leases are used as security; and all rights arising under any instrument of the character set forth above.**

**TITLE TO MINERALS IS NOT INSURED.**

19. **Rights of the public, State of Nebraska, County of Chase in and to that portion of subject lands taken or used for road purposes, whether by easement or fee title.**
20. **The policy when issued will not insure the right to maintain any boundary wall or fence located beyond the subject property.**

**NOTE: COPIES OF ANY OR ALL OF THE ABOVE EXCEPTIONS MAY BE OBTAINED UPON REQUEST.**