



First American

Schedule A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-954980-32-WA1

Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company

National Commercial Services

Commitment No.: NCS-954980-32-WA1

Property Address: APN 15-0000-02950-000,, 15-0000-02952-000, , ND

Revision No.:

Issuing Office: 920 Fifth Avenue, Suite 1200, Seattle, WA 98104

Issuing Office File No.: NCS-954980-32-WA1

Auction Company's Note:
Revisions made during the marketing period are highlighted in yellow.

SCHEDULE A

1. Commitment Date: July 22, 2019 at 8:00 AM
2. Policy to be issued:
 - (a) 2006 ALTA® Owner's Policy
Proposed Insured: ABC Buyer, LLC
Proposed Policy Amount: \$1,000.00
 - (b) ALTA® Loan Policy
Proposed Insured: ABC Lender, its successors and/or assigns as their respective interests may appear.
Proposed Policy Amount: \$1,000.00
3. The estate or interest in the Land described or referred to in this Commitment is

Fee Simple

4. The Title is, at the Commitment Date, vested in: Michael Larson, as trustee of the Red River Trust
5. The Land is described as follows:

See Exhibit "A" attached hereto and made a part hereof

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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First American

Schedule BI & BII

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-954980-32-WA1

Commitment No.: NCS-954980-32-WA1

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. Pay the agreed amounts for the interest in the Land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the Policy.
3. Documents satisfactory to us creating the interest in the Land and/or the mortgage to be insured must be signed, delivered and recorded.
4. Evidence satisfactory to the Company that the execution and delivery of the instruments evidencing the estates to be insured were properly authorized.
5. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the Land or who will make a loan on the Land. We may then make additional requirements or exceptions.
6. The standard form of Seller's and/or Purchaser's Affidavit, satisfactory to the Company, is required.
7. **Such Seller's Affidavit shall confirm that the following unrecorded farm lease, disclosed by recorded memorandum, is of no further force or effect, and that the same has been terminated or otherwise expired by its terms, as applicable:** Memorandum of Lease for Farm Lease Steele County, North Dakota by and between Red River Trust and Kevin Elliott dated June 27 and 28, 2016, recorded June 29, 2016 at 1:39 p.m. as Document No. 105214.

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Schedule BI & BII (Cont.)

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-954980-32-WA1

Commitment No.: NCS-954980-32-WA1

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any; created, first appearing in the 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.
2. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts, which a correct survey and inspection of the premises would disclose and which are not shown by the Public Records. (Can be deleted or modified upon receipt and review of a survey)
3. Rights or claims of parties in possession, not shown by the Public Records. (Can be deleted or modified based on the buyer and seller signing a lien affidavit at closing that discloses any parties in possession)
4. Easements or claims of easements not shown by the public records. (Can be deleted or modified upon receipt and review of a survey)
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records. (Can be deleted based on Buyer and Seller signing a lien affidavit and if there are no other indicators that would lead us to believe that there is constructions currently or recently commenced on the property)
6. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims, or title to water, whether or not the matters excepted under the same are shown by the Public Records.
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B.

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8. The Company makes no representation as to the present ownership of any such interests described in items 6 and 7 above. There may be leases, grants, exceptions or reservations of interests that are not listed.
9. Rights of tenants under unrecorded leases.
10. Taxes and special assessments, if any, which have not been certified to the County Treasurer for collection.

NOTE: 2018 and prior years taxes are paid; no search has been made of uncertified special assessments against said premises as of this date.

11. **This item has been intentionally deleted.**
12. License to install underground water distribution facilities in favor of Dakota Water Users, Inc. recorded November 15, 1976 at 10:00 a.m. in Book X of Easements, Page 514 as Document No. 73692.
13. License to install underground water distribution facilities in favor of Dakota Water Users, Inc. recorded November 15, 1976 at 10:00 a.m. in Book X of Easements, Page 534 as Document No. 73712.

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Exhibit A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-954980-32-WA1

Commitment No.: NCS-954980-32-WA1

The Land referred to herein below is situated in the County of Steele, State of ND, and is described as follows:

Tract 1:

The Southwest Quarter of Section 13, Township 145 North, Range 56 West, Steele County, North Dakota.

Tract 2:

The Northwest Quarter of Section 13, Township 145 North, Range 56 West, Steele County, North Dakota.

Tract 3:

The Southwest Quarter of Section 12, Township 145 North, Range 56 West, Steele County, North Dakota.

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