

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

Issuing Agent: **Joel A. Porter**

Issuing Office: **Woodson County Title**

Issuing Office's ALTA® Registry ID: **1091245**

Loan ID Number:

Commitment Number: **24-141WOA**

Issuing Office File Number: **24-141WOA**

Property Address: **0 900, Iola, KS 66749**

Revision Number:

## SCHEDULE A COMMITMENT

1. Commitment Date: **April 8, 2024**
2. Policy to be issued:
  - a. 2021 ALTA® Owner's Policy  
Proposed Insured: **T/B/D**  
Proposed Amount of Insurance: **\$T/B/D** Premium: **T/B/D**  
The estate or interest to be insured: **Fee Simple**
  - b. 2021 ALTA® Loan Policy  
Proposed Insured: **T/B/D**  
  
Proposed Amount of Insurance: **\$T/B/D** Premium: **T/B/D**  
The estate or interest to be insured: **Fee Simple**
3. The estate or interest in the Land at the Commitment Date is: **Fee Simple**
4. The Title is, at the Commitment Date, vested in: **Hotel Juliet, LLC, A Kansas Family Farm Limited Agricultural Company** and, as disclosed in the Public Records, has been since **January 21, 2009**
5. The Land is described as follows:

**That part of the Southeast Quarter (SE1/4), Section Eight (8), Township Twenty-five (25) South, Range Eighteen (18) East of the Sixth Principal Meridian described as follows:**

**Commencing at a point 70 rods South of the Northeast corner of the SE1/4 of said Section 8, thence South along the Section line to the middle of the bed of the Neosho River, thence following the bed of the Neosho River in a Southwesterly direction to where the same intersects the south line of said section, thence West along said section line to a point 80 rods West of the Southeast corner of said section, thence North 20 rods, thence West 80 rods, thence North 70 rods, thence East 160 rods to place of beginning containing 70 acres, more or less.**

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National 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; and Schedule B, Part II—Exceptions.*

**SCHEDULE B I  
COMMITMENT  
24-141WOA  
REQUIREMENTS**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
  - a. Articles of Organization and certificate of good standing for Hotel Juliet, LLC, A Kansas Family Farm Limited Agricultural Company, shall be furnished to the title company, along with documents showing authority and proper signatory requirements to sign on behalf of Hotel Juliet, LLC, A Kansas Family Farm Limited Agricultural Company
  - b. Trust documentation showing proper signatory requirement to sign on behalf of Hanna J Wise Martial Trust B-Non Exempt and Trust documentation showing proper signatory requirement to sign on behalf of Allen F Wise Revocable Trust as members of LLC
  - c. Corporate Deed covering captioned property to be executed from Hotel Juliet, LLC, A Kansas Family Farm Limited Agricultural Company, as grantor, naming T/B/D, as grantee. Deed is to be recorded with the Allen County Register of Deeds.
  - d. T/B/D if a Mortgage is to be executed covering all of the captioned property in the amount of \$T/B/D to secure a loan from T/B/D, as mortgagors, in favor of T/B/D as mortgagee. Mortgage must be recorded with the Allen County Register of Deeds.

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**SCHEDULE B II**  
**COMMITMENT**  
**24-141WOA**  
**EXCEPTIONS FROM COVERAGE**

Policy Number:

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. **General Taxes for 2024 and subsequent years and special assessments due or payable therewith. Taxes for 2023 AND PRIOR YEARS have been paid. Tax ID#IO00733; Physical address 0 900, Iola, KS 66749; Taxes for 2023 billed at \$817.46; 2024 Taxes will be prorated according to contract terms.**
3. Rights or Claims of parties in possession not shown by the public records
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey of the premises herein described.
5. Any lien, or right to a lien, for services, labor or material heretofore, or hereafter furnished, imposed by law and not shown by the public records
6. Any change in title occurring subsequent to the effective date of this Commitment and prior to the date of issuance of the title policy.
7. Easements or claims of easements not shown by the public records.
8. Easements and rights-of-way for roads, highways and alleys.
9. 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. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
10. Any manufactured/mobile home located on the property set out on Schedule A will NOT be insured under this policy unless it is on a permanent foundation and the title is surrendered. If the manufactured/mobile home located on the property set out on Schedule A is to be insured under this policy this office reserves the right to make additional requirements or exception.
11. Unrecorded easements for water and sewer, if any.
12. The title search for title insurance purposes covers bankruptcies that may be filed in the county where the real estate being insured is located and expressly omits bankruptcies filed in the Bankruptcy court and not recorded in the County where the land is located. If a title search for bankruptcies in the Bankruptcy court is required, you should contact the Trustee in Bankruptcy, Wichita, Kansas, and request a search in the names of the predecessors in title to the property. They will be exceptions from coverage.
13. Any acreage referred to herein is referenced for informational purposes only and no certification is made hereto as to the accuracy thereof.
14. Subject to a Conveyances of Pipe-lines and Right of Way, Allen County dated November 1, 1909 between The Iola Portland Cement Company, a corporation chartered and organized under the laws of the State of West Virginia, and Portland Gas & Pipeline Company, a corporation chartered and organized under the laws of the same state recorded Book M23 Page 63, Allen County Register of Deeds
15. Subject to a Certification of Appropriation for Beneficial Use Water, Water Right, File No. 30,382; Priority Date September 15, 1977 by Chief Engineer of the Division of Water Resources of the Kansas Department of Agriculture. This was dated December 22, 1998 and recorded on January 6, 1999 in Book 138 Misc at Page 422 at the Allen County Register of Deeds

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