

## OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

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

Issuing Agent: MOON TITLE & ESCROW, LLC  
Issuing Office: 421 Commercial St, Emporia, KS 66801  
Issuing Office's ALTA® Registry ID: 0001204  
Loan ID No.:  
Commitment No.: 25-258  
Issuing Office File No.: 25-258  
Property Address: 158 ROAD N, MADISON, KS 66860  
Revision No.: 1

**SCHEDULE A**

1. Commitment Date: May 12, 2025 at 07:55 AM
2. Policy to be issued:
  - a. ALTA Own. Policy (7/01/21)  
Proposed Insured: TO BE DETERMINED  
Proposed Amount of Insurance:  
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: NANCY KUTTER and KATHY MYERS.
5. The Land is described as follows:  
THE NORTHWEST FRACTIONAL QUARTER OF SECTION THIRTY-ONE (31), TOWNSHIP TWENTY-ONE (21) SOUTH,  
RANGE TWELVE (12) EAST OF THE 6TH P.M., IN LYON COUNTY, KANSAS

*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; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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AMERICAN  
LAND TITLE  
ASSOCIATION



(25-258.PFD/25-258/3)

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**SCHEDULE B, PART I - 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.
5. THIS TITLE COMMITMENT IS BEING ISSUED FOR INFORMATIONAL PURPOSES ONLY, THERE WILL NOT BE A TITLE INSURANCE POLICY ISSUED.

**SCHEDULE B, PART II - Exceptions**

**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. Any provisions in the conditions and stipulations of this policy referring to arbitration are hereby deleted.
3. **STANDARD EXCEPTIONS:**
  - (a) Rights or claims of parties in possession not shown by the public records.
  - (b) Easements, or claims of easements, not shown by the public records.
  - (c) Any encroachment, encumbrance, violation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
  - (d) 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.

**SPECIAL EXCEPTIONS:**

4. **TAXES FOR 2025 AND SUBSEQUENT YEARS. NONE NOW DUE AND PAYABLE.**

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**SCHEDULE B**  
(Continued)

5. TAXES FOR 2024 WERE:  
TAXID#EL00335 \$1923.62  
PARCELID:269-31-0-00-00-002.00-0
6. UPPER VERDIGRIS WATERSHED JOINT DISTRICT NO.24, AS FILED JANUARY 15, 1959 AT 3:30 P.M., RECORDED IN BOOK 408A
7. RIGHT OF WAY EASEMENT TO RURAL WATER DISTRICT #3, GREENWOOD COUNTY, KANSAS, FILED APRIL 21, 1997 AND RECORDED IN BOOK 505, PAGE 926.
8. OIL AND GAS LEASE TO WESTERN LAND SERVICES, INC. DATED JULY 19, 2002, FILED OCTOBER 28, 2002, AND RECORDED IN BOOK 559, PAGE 555, TOGETHER WITH ALL ASSIGNMENTS OF RECORD. LEASE STATES THAT IT HAS A PRIMARY TERM OF 5 YEARS, WHICH HAS LAPSED BUT HAS NOT BEEN RELEASED.
9. ANY RIGHT OF WAYS FOR ROADS OR HIGHWAYS.

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