

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.: 25-446
Issuing Office File No.: 25-446
Property Address: 1600 ROAD 150, EMPORIA, KS 66801
Revision No.: 1

SCHEDULE A

1. Commitment Date: August 6, 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: AMBROSE A. MCCREADY AND KARLA K. MCCREADY, TRUSTEES OF THE MCCREADY FAMILY TRUST DATED NOVEMBER 21, 1998.
5. The Land is described as follows:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 12 EAST OF THE 6TH P.M., LYON COUNTY, KANSAS, THENCE SOUTH ON THE EAST LINE OF SAID QUARTER TO THE CENTER OF COTTONWOOD RIVER; THENCE DOWN THE CENTER OF SAID RIVER TO A POINT WHERE SAID RIVER CROSSES THE NORTH LINE OF SAID QUARTER; THENCE EAST TO THE PLACE OF BEGINNING.

ALSO:

THAT PART OF THE EAST HALF OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 12 EAST OF THE 6TH P.M., LYON COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 27, THENCE SOUTH TO A POINT 220 FEET MORE OR LESS SOUTH OF THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO CHARLES A. TRACY, JANUARY 4, 1862 BY DEED RECORDED IN BOOK K, PAGE 230; THENCE EAST 723 FEET MORE OR LESS TO THE CENTER OF THE COTTONWOOD RIVER; THENCE NORTHERLY FOLLOWING THE CENTER OF THE COTTONWOOD RIVER TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE WEST TO THE PLACE OF BEGINNING

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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(25-446.PFD/25-446/3)

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

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. RECORD AN AFFIDAVIT OF NON PRODUCTION TO REMOVE LAPSED OILAND GAS LEASES.
6. 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.
4. SPECIAL EXCEPTIONS:
 - TAXES FOR 2025 AND SUBSEQUENT YEARS. NONE NOW DUE AND PAYABLE.

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SCHEDULE B
(Continued)

5. TAXES FOR 2024 WERE:
TAXID#JT00255A1 \$949.18
PARCELID:188-27-0-00-00-002.00-0
6. FLOWAGE EASEMENT DEED FILED JULY 15, 1963 AND RECORDED IN BOOK 283, PAGE 117.
7. FLOWAGE EASEMENT DEED FILED JANUARY 3, 1964 AND RECORDED IN BOOK 285, PAGE 123.
8. FLOWAGE EASEMENT DEED FILED MARCH 20, 1964 AND RECORDED IN BOOK 285, PAGE 501.
9. EASEMENT TO BOARD OF COUNTY COMMISSIONERS OF LYON COUNTY, FILED JULY 29, 1971 AND RECORDED IN BOOK 321, PAGE 293.
10. EASEMENT TO BOARD OF COUNTY COMMISSIONERS OF LYON COUNTY, FILED JULY 29, 1971 AND RECORDED IN BOOK 321, PAGE 295.
11. ANY RIGHT OF WAYS FOR ROADS OR HIGHWAYS.

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Issuing Office: 421 Commercial St, Emporia, KS 66801
Issuing Office's ALTA® Registry ID: 0001204
Loan ID No.:
Commitment No.: 25-447
Issuing Office File No.: 25-447
Property Address: 1600 ROAD 150, EMPORIA, KS 66801
Revision No.: 1

SCHEDULE A

1. Commitment Date: August 6, 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: EARL R. GUNKLE, TRUSTEE OF THE GUNKLE FAMILY TRUST DATED MAY 12, 1998.
5. The Land is described as follows:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 12 EAST OF THE 6TH P.M., LYON COUNTY, KANSAS EXCEPT A TRACT DESCRIBED AS FOLLOW:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 12 EAST OF THE 6TH P.M., LYON COUNTY, KANSAS, THENCE SOUTH ON THE EAST LINE OF SAID QUARTER TO THE CENTER OF COTTONWOOD RIVER; THENCE DOWN THE CENTER OF SAID RIVER TO A POINT WHERE SAID RIVER CROSSES THE NORTH LINE OF SAID QUARTER; THENCE EAST TO THE PLACE OF BEGINNING.

ALSO:
ALL OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 12 EAST OF THE 6TH P.M., LYON COUNTY, KANSAS LYING NORTH OF THE COTTONWOOD RIVER, EXCEPT A TRACT THAT IS DESCRIBED AS THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER LYING SOUTH OF THE NOW ABANDONED K.M. & T. RAILWAY.

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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#JT00257 \$844.20
PARCELID:188-27-0-00-00-004.00-0
6. EASEMENT ACROSS THE EAST 16 FEET INGRESS AND EGRESS FILED SEPTEMBER 6, 1940 AND RECORDED IN BOOK 188, PAGE 376.
7. FLOWAGE EASEMENT FILED MARCH 4, 1964 AND RECORDED IN BOOK 285, PAGE 413
8. EASEMENT TO THE BOARD OF COUNTY COMMISSIONERS OF LYON COUNTY, KANSAS, FILED 321, PAGE 299.
9. ANY RIGHT OF WAYS FOR ROADS OR HIGHWAYS.

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