

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.: 25-449
Issuing Office File No.: 25-449
Property Address: 1461 ROAD 170, 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:

THE NORTH HALF (N1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION SEVENTEEN (17), TOWNSHIP NINETEEN (19) SOUTH, RANGE TWELVE (12) EAST OF THE 6TH P.M., LYON COUNTY, KANSAS
AND
COMMENCING AT A POINT 39 AND 3/4THS RODS EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF SECTION SEVENTEEN (17), TOWNSHIP NINETEEN (19) SOUTH, OF RANGE TWELVE (12) EAST OF THE 6TH P.M., LYON COUNTY, KANSAS, THENCE NORTH TO THE NORTH LINE OF SAID SECTION 17; THENCE EAST WITH SAID NORTH LINE 27 RODS; THENCE SOUTH 49 RODS AND 12-1/2 FEET; THENCE EAST 32 AND 5/8THS RODS; THENCE SOUTH TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE WEST TO THE PLACE OF BEGINNING; CONTAINING 50 ACRES, MORE OR LESS.
AND ALSO, BEGINNING AT A POINT 59 AND 3/4THS RODS WEST OF THE NORTHEAST CORNER OF SECTION SEVENTEEN (17), TOWNSHIP NINETEEN (19), RANGE TWELVE (12), EAST OF THE 6TH P.M., LYON COUNTY, KANSAS; THENCE SOUTH 50 RODS; THENCE WEST 32 RODS; THENCE NORTH 50 RODS, THENCE EAST 32 RODS TO PLACE OF BEGINNING; EXCEPT A STRIP 105 FEET WIDE OFF THE ENTIRE EAST SIDE THEREOF; CONTAINING 8 ACRES, MORE OR LESS.
AND ALSO;
THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION SEVENTEEN (17), TOWNSHIP NINETEEN (19) SOUTH, RANGE TWELVE (12) EAST OF THE 6TH P.M., 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



(25-449.PFD/25-449/4)

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. 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#ET00952 \$2259.28
PARCELID:184-17-0-00-00-004.00-0
6. EASEMENT TO THE KANSAS ELECTRIC POWER COMPANY, FILED OCTOBER 4, 1946 AND RECORDED IN BOOK 201, PAGE 443
7. EASEMENT TO THE KANSAS ELECTRIC POWER COMPANY, FILED OCTOBER 8, 1946 AND RECORDED IN BOOK 201, PAGE 454.
8. EASEMENT TO THE KANSAS ELECTRIC POWER COMPANY, FILED OCTOBER 8, 1946 AND RECORDED IN BOOK 201, PAGE 455.
9. DRANT OF RIGHT OF WAY TO WESTAR ENERGY, INC. FILED SEPTEMBER 12, 2011 AND RECORDED AS DOCUMENT #2011-02932.
10. ANY RIGHT OF WAYS FOR ROADS OR HIGHWAYS.

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