

LYON COUNTY TITLE, L.L.C.

423 Commercial
Emporia, KS 66801

Agent For: **FIRST AMERICAN TITLE INSURANCE COMPANY**

“INFORMATIONAL REPORT ONLY”

Prepared For: Henry Ott Schedule A

REPORT NO.: 25-16133

FILE NO.: TI-16133

EFFECTIVE DATE: August 27, 2025 at 7:55 o'clock A.M.

Inquiries Should Be Directed To: Shirley Glasgow
343-1490

1. Title to the fee simple estate or interest in the land described or referred to in this Report is at the effective date hereof vested in:

Madison Methodist Church of Madison, Kansas

2. The land referred to in this Report is described as follows:

The East Half of Section 34, Township 21 South, Range 11 East of the 6th P.M., Lyon County, Kansas.

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Schedule B-I

REPORT NO: 25-16133

1. NOTE: This is NOT a commitment to insure and has been issued as a report as to the status of title only, and as such should not be relied upon for a Real Estate Transaction. This is not a commitment to insure, and no insurance is provided by this report; nor is the Company liable for errors or omissions in this report.
If a Commitment for Title Insurance is desired, the identity of the entities to be insured and policy amounts must be disclosed to this Company, and this Company will then issue a Commitment for Title Insurance disclosing all requirements for issuance of the policy, as well as any additional exceptions which may then be necessary.

Limitation of Liability for Informational Report

IMPORTANT-READ CAREFULLY: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance commitment or preliminary report, or any form of title insurance of guaranty. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without First American's prior written consent. First American does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that First American's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that First American would not have issued this report but for the limitation of liability described above. First American makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

SPECIAL EXCEPTIONS

2. General taxes and special assessments for the year 2025 and subsequent years. (Tax ID# CT00601) (2024 taxes were in the amount of \$1,180.68) (2024 taxes have been paid in full, 2025 taxes are not yet due or payable)
3. An oil and gas lease to George E. Sauder Trust, filed April 15, 1997 at 2:29 o'clock PM., in Book 505, page 883, in the office of the Register of Deeds, Lyon County, Kansas.
4. An easement to Madison Telephone Co, filed July 21, 1983 in Book 401, page 148, in the office of the Register of Deeds, Lyon County, Kansas.

5. An easement for upper verdigris watershed, filed May 13, 1965 in Book 290, page 321, in the office of the Register of Deeds, Lyon County, Kansas.
6. Petition and Articles for upper verdigris watershed, filed November 15, 1959 in Book 258, page 408-A, in the office of the Register of Deeds, Lyon County, Kansas.
7. A right of way easement for Southern Bell Telephone Co., filed August 2, 1957 in Book 254, page 4, in the office of the Register of Deeds, Lyon County, Kansas.
8. Any right of ways for roads or highways.
9. Rights of Agricultural Tenants in possession, if any.
10. Terms and conditions of contracts, if any, with the United States Department of Agriculture.

END OF SCHEDULE B