

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.: 25-486
Issuing Office File No.: 25-486
Property Address: 0000 E 317TH ST, MELVERN, KS 66510
Revision No.: 1

SCHEDULE A

1. Commitment Date: August 19, 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: DONALD W. NEWBANKS AND BARBARAA. NEWBANKS, TRUSTEES OF THE DONALD W. NEWBANKS REVOCABLE TRUST UNDER INDENTURE DATED SEPTEMBER 14, 2000.
5. The Land is described as follows:
THE SOUTHWEST FRACTIONAL QUARTER (SWfr1/4) OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 17 EAST OF THE 6TH P.M., OSAGE COUNTY, KANSAS ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

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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(25-486.PFD/25-486/6)

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. IN ORDER TO ISSUE A POLICY ON SAID PROPERTY, MOON TITLE & ESCROW, LLC WILL NEED TO BE NOTIFIED IN WRITING PARTIES THAT WILL BE INVOLVED IN ANY TRANSACTION OF SAID PROPERTY. WE MAY THEN MAKE ADDITIONAL REQUIREMENTS AND EXCEPTIONS.
6. THIS TITLE COMMITMENT IS BEING ISSUED FOR INFORMATIONAL PURPOSES ONLY, THERE WILL NOT BE A TITLE INSURANCE POLICY ISSUED.
7. RECORD RELEASE OF OIL AND GAS LEASE FILED MAY 7, 2002 AT 8:22 A.M., RECORDED IN BOOK M97, PAGE 709.

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.

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SCHEDULE B
(Continued)

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.
- 5. TAXES FOR 2024:
TAXID#08803 \$2,812.82 INCLUDES OTHER PROPERTY
PARCELID: 214180000000300001
- 6. EASEMENT CONVEYANCE TO KANSAS CITY POWER & LIGHT COMPANY FILED FEBRUARY 14, 1949 AT 8:00 A.M., RECORDED IN BOOK 30 OF MISC, PAGE 615.
- 7. RIGHT OF WAY EASEMENT TO RURAL WATER DISTRICT NO.4, OSAGE COUNTY, KANSAS FILED APRIL 9, 1969 AT 1:15 P.M., RECORDED IN BOOK M8, PAGE 982.
- 8. SUBJECT TO OSAGE COUNTY COMPREHENSIVE PLAN UPDATE - 1983 ZONING REGULATIONS, SUBDIVISION REGULATIONS, RECORDED MARCH 2, 1984 IN THE OFFICE OF THE REGISTER OF DEEDS OF OSAGE COUNTY, KANSAS IN BOOK M41 AT PAGE 926 AND ALL AMENDMENTS THERETO.
- 9. ANY RIGHT OF WAYS FOR UTILITIES, ROADS OR HIGHWAYS.

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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.: 25-487
Issuing Office File No.: 25-487
Property Address: 0000 E 317TH ST, MELVERN, KS 66510
Revision No.: 1

SCHEDULE A

1. Commitment Date: August 19, 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: TRACT#1
DONALD W. NEWBANKS AND BARBARA A. NEWBANKS, TRUSTEES OF THE DONALD W. NEWBANKS
REVOCABLE TRUST UNDER INDENTURE DATED SEPTEMBER 14, 2000

TRACT#2
DONALD W. NEWBANKS REVOCABLE TRUST.
5. The Land is described as follows:

TRACT#1
THE NORTHWEST FRACTIONAL QUARTER (NWfr1/4) OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 17 EAST OF
THE 6TH P.M., OSAGE COUNTY, KANSAS, EXCEPT THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF THE
NORTHWEST FRACTIONAL QUARTER (E1/2NE1/4NWfr1/4).

TRACT#2
THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER
(E1/2NE1/4NWfr1/4) SECTION 18, TOWNSHIP 18 SOUTH, RANGE 17 EAST OF THE 6TH P.M., OSAGE COUNTY,
KANSAS

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(25-487.PFD/25-487/2)

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. IN ORDER TO ISSUE A POLICY ON SAID PROPERTY, MOON TITLE & ESCROW, LLC WILL NEED TO BE NOTIFIED IN WRITING PARTIES THAT WILL BE INVOLVED IN ANY TRANSACTION OF SAID PROPERTY. WE MAY THEN MAKE ADDITIONAL REQUIREMENTS AND EXCEPTIONS.
6. THIS TITLE COMMITMENT IS BEING ISSUED FOR INFORMATIONAL PURPOSES ONLY, THERE WILL NOT BE A TITLE INSURANCE POLICY ISSUED.
7. RECORD RELEASE OF OIL AND GAS LEASE TO WESTERN RESOURCES, INC, FILED JULY 29, 2002 AT 11:10 A.M., RECORDED IN BOOK M98, PAGE 803.

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.

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SCHEDULE B
(Continued)

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.
- 5. TAXES FOR 2024:
TAXID#08803 \$2,812.82 INCLUDES OTHER PROPERTY
PARCELID: 214180000000300001
- 6. EASEMENT CONVEYANCE TO KANSAS CITY POWER & LIGHT COMPANY FILED MARCH 12, 1949 AT 8:00 A.M.,
RECORDED IN BOOK 30 OF MISC, PAGE 632.
- 7. SUBJECT TO OSAGE COUNTY COMPREHENSIVE PLAN UPDATE - 1983 ZONING REGULATIONS, SUBDIVISION
REGULATIONS, RECORDED MARCH 2, 1984 IN THE OFFICE OF THE REGISTER OF DEEDS OF OSAGE COUNTY,
KANSAS IN BOOK M41 AT PAGE 926 AND ALL AMENDMENTS THERETO.
- 8. ANY RIGHT OF WAYS FOR UTILITIES, ROADS OR HIGHWAYS.

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