

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.: 25-489
Issuing Office File No.: 25-489
Property Address: 0 E 301ST, 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, PATRICIA A. ROBISON, AND BRENDA A. VAUGHN, CO-TRUSTEES OF THE DONALD W. NEWBANKS REVOCABLE TRUST INDENTURE U/T/A SEPTEMBER 14, 2000 AS AMENDED AND RESTATED.
5. The Land is described as follows:
THE SOUTHWEST QUARTER (SW1/4) OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 17 EAST OF THE 6TH P.M., OSAGE 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.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



(25-489.PFD/25-489/4)

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. 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 LAND SERVICES, INC 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.

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.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



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#09861 \$628.02
PARCELID: 209320000000300001
- 6. EASEMENT CONVEYANCE TO KANSAS CITY POWER AND LIGHT COMPANY FILED DECEMBER 19, 1948 AT 11:00 A.M., RECORDED IN BOOK 30 OF MISC, PAGE 396.
- 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.

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.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

