

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.: 25-587
Issuing Office File No.: 25-587
Property Address: 2571 ROAD M, EMPORIA, KS 66801
Revision No.: 1

SCHEDULE A

1. Commitment Date: October 1, 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: MOYER FARMS, LC.
5. The Land is described as follows:

THE NORTH HALF OF SECTION 35, TOWNSHIP 17 SOUTH, RANGE 11 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.

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.

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.

SCHEDULE B

(Continued)

5. TAXES FOR 2024 WERE:
TAXID#FT00133 \$7060.56
PARCELID:117-35-0-00-00-001.00-0
6. OIL AND GAS LEASE TO WESTERN LAND SERVICES, INC. DATED SEPTEMBER 23, 2002, FILED JANUARY 17, 2003 AND RECORDED IN BOOK 563, PAGE 403, TOGETHER WITH ALL ASSIGNMENTS OF RECORD. LEASE STATES THAT IT HAS A PRIMARY TERM OF 5 YEARS, WHICH HAS LAPSED BUT HAS NOT BEEN RELEASED.
7. OIL AND GAS LEASE TO WESTERN LAND SERVICES, INC. DATED MARCH 31, 2002, FILED MAY 7, 2002 AND RECORDED IN BOOK 547, PAGE 903, TOGETHER WITH ALL ASSIGNMENTS OF RECORD. LEASE STATES THAT IT HAS A PRIMARY TERM OF 5 YEARS, WHICH HAS LAPSED BUT HAS NOT BEEN RELEASED.
8. RIGHT OF WAY TO SOCONY-VACUUM OIL COMPANY, INC., RECORDED IN BOOK 181, PAGE 99
9. RIGHT OF WAY TO SOCONY-VACUUM OIL COMPANY, INC., RECORDED IN BOOK 181, PAGE 100.
10. RIGHT OF WAY EASEMENT TO RURAL WATER DISTRICT NO. 5, FILED MAY 30, 1978 AND RECORDED IN BOOK 359, PAGE 137.
11. RIGHT OF WAY EASEMENT TO THE LYON COUNTY ELECTRIC COOPERATIVE, INC. OVER AND ACROSS THE NE1/4 & NW1/4 OF 35-17-11, FILED AUGUST 7, 1939 AND RECORDED IN BOOK 186, PAGE 202.
12. RIGHT OF WAY EASEMENT TO RURAL WATER DISTRICT NO. 5, LYON COUNTY, KANSAS, OVER AND ACROSS THE NE1/4 35-17-11, FILED JANUARY 28, 1972 AND RECORDED IN BOOK 324, PAGE 494.
13. RIGHT OF WAY AGREEMENT TO SOCONY-VACUUM OIL CO., ON THE W1/2 NE1/4 35-17-11, FILED SEPTEMBER 10, 1939 AND RECORDED IN BOOK 181, PAGE 99. RIGHT OF WAY ASSIGNED TO WILLIAMS PIPE LINE COMPANY BY INSTRUMENT FILED DECEMBER 12, 1983 AND RECORDED IN BOOK 405, PAGE 101.
14. AGREEMENT BETWEEN WILLIAMS PIPE LINE COMPANY AND WILLIAMS TELECOMMUNICATIONS COMPANY REGARDING THE MUTUAL USE OF A RIGHT OF WAY, FILED JULY 29, 1986 AND RECORDED IN BOOK 425, PAGE 681.
15. AGREEMENT FOR THE MUTUAL USE OF A RIGHT OF WAY BETWEEN WILLIAMS PIPE LINE COMPANY AND WILLIAMS TELECOMMUNICATIONS COMPANY, FILED JULY 10, 1986 AND RECORDED IN BOOK 425, PAGE 459.
16. AGREEMENT BETWEEN MOYER FARMS, L.C. AND THE BOARD OF COUNTY COMMISSIONERS OF LYON COUNTY, KANSAS, REGARDING FENCING ON ROAD M BETWEEN THE NW1/4 36 AND THE NE1/4 35-17-11, FILED DECEMBER 11, 2006 AND RECORDED IN BOOK 601, PAGE 731.

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.

SCHEDULE B
(Continued)

20. ANY RIGHT OF WAYS FOR 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.

