

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.: 25-588
Issuing Office File No.: 25-588
Property Address: 2500 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 WEST HALF OF THE NW1/4 OF SECTION 36, 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.

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(25-588.PFD/25-588/4)

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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#FT00142 \$421.54
PARCELID:117-36-0-00-005.00-0
6. OIL AND GAS LEASE TO WESTERN LAND SERVICES, INC., DATED APRIL 12, 2003, FILED JUNE 26, 2003 AND RECORDED IN BOOK 569, PAGE 779, 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. RIGHT OF WAY EASEMENT TO RURAL WATER DISTRICT NO.5, LYON COUNTY, KANSAS, FILED APRIL 19, 1972 AND RECORDED IN BOOK 325, PAGE 107.
8. RIGHT OF WAY EASEMENT TO THE LYON COUNTY ELECTRIC COOPERATIVE, INC. OVER AND ACROSS THE W1/2 NW1/4 36-17-11, FILED AUGUST 7, 1939 AND RECORDED IN BOOK 186, PAGE 202.
9. 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 TEH NE1/4 35-17-11, FILED DECEMBER 11, 2006 AND RECORDED IN BOOK 601, PAGE 731.
10. ANY RIGHT OF WAYS FOR ROADS OR HIGHWAYS.

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