

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.: 25-585
Issuing Office File No.: 25-585
Property Address: 2700 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:

A TRACT OF LAND IN THE WEST HALF OF SECTION 24, TOWNSHIP 17 SOUTH, RANGE 11 EAST OF THE 6TH P.M. , LYON COUNTY, KANSAS, DESCRIBED AS FOLLOWS: FROM THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE WEST ON THE SOUTH LINE OF SAID SECTION HAVING AN ASSUMED BEARING SOUTH 89°46'25" WEST, 1319.09 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0°33'41" WEST, 1327.09 FEET; THENCE NORTH 89°54'43" WEST, 335.07 FEET; THENCE NORTH 2°36'34" WEST, 1328.69 FEET; THENCE NORTH 89°44'22" EAST, 945.59 FEET; THENCE NORTH 0°08'46" WEST, 1322.13 FEET; THENCE NORTH 89°53'23" WEST, 561.32 FEET; THENCE NORTH 0°11'55" WEST, 1325.42 FEET TO THE NORTH LINE OF SAID SECTION; THENCE N89°56'33"W ALONG SAID NORTH LINE FOR A DISTANCE OF 1320.49 FEET TO THE NORTHWEST CORNER OF SAID SECTION 24; THENCE S00°26'06"E ALONG THE WEST LINE OF SAID SECTION 24 FOR A DISTANCE OF 5314.44 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 24; THENCE N89°46'25"E ALONG THE SOUTH LINE FOR A DISTANCE OF 1312.42 FEET TO THE POINT OF BEGINNING, EXCEPTING FROM THE ABOVE A TRACT OF LAND 208.71 FEET SQUARE IN THE SOUTHWEST CORNER OF THE SW1/4 OF SAID SECTION 24. ALSO EXCEPT THE FOLLOWING: A TRACT COMMENCING AT THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP SEVENTEEN (17) SOUTH, RANGE ELEVEN (11) EAST OF THE SIXTH PRINCIPAL MERIDIAN, LYON COUNTY, KANSAS; THENCE NORTH 01°36'54" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4) A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01°36'54" WEST ALONG SAID WEST LINE A DISTANCE OF 1,119.26 FEET; THENCE NORTH 88°32'50" EAST A DISTANCE OF 516.00 FEET; THENCE SOUTH 01°36'54" EAST PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4) A DISTANCE OF 1,120.75 FEET; THENCE SOUTH 88°42'47" WEST PARALLEL TO AND 208.71 FEET NORTH OF THE

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AMERICAN
LAND TITLE
ASSOCIATION



(25-585.PFD/25-585/6)

SCHEDULE A
(Continued)

SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) A DISTANCE OF 516.01 FEET TO THE POINT OF BEGINNING.

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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#FT00093 \$630.26
PARCELID:116-24-0-00-002.00-0
6. REAL ESTATE MORTGAGE, ASSIGNMENT OF RENTS AND FIXTURE FILING FROM MOYER FARMS, LC, TO FRONTIER FARM CREDIT, FLCA, DATED MARCH 22, 2018, FILED ON MARCH 28, 2018 AT 03:23 PM, RECORDED AS DOCUMENT NUMBER 2018-00967, INSTRUMENT RECITES THAT IT HAS A DEBT IN THE ORIGINAL SUM OF \$600,000.00.
7. MORTGAGE MODIFICATION FROM MOYER FARMS, LC TO FRONTIER FARM CREDIT, FLCA DATED SEPTEMBER 24, 2020, FILED SEPTEMBER 24, 2020 AND RECORDED AS DOCUMENT #2020-03866. MODIFICATION STATES THAT IT INCREASES THE LOAN AMOUNT TO \$1,331,025.89.
8. MORTGAGE FROM MOYER FARMS, LC MOYERS FARMS, L.C. TO FRONTIER FARM CREDIT, FLCA, DATED SEPTEMBER 29, 2023, FILED ON SEPTEMBER 29, 2023 AT 02:02 PM, RECORDED AS DOCUMENT NUMBER 2023-02871, INSTRUMENT RECITES THAT IT HAS A DEBT IN THE ORIGINAL SUM OF \$525,000.00.
9. OIL AND GAS LEASE TO WESTERN LAND SERVICES, INC., DATED JUNE 22, 2002, FILED OCTOBER 15, 2002 AND RECORDED IN BOOK 557, PAGE 663, 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.
10. RIGHT OF WAY EASEMENT TO RURAL WATER DISTRICT NO. 5, LYON COUNTY, KANSAS, FOR A WATER DISTRIBUTION SYSTEM AND APPURTENANCES THERETO, OVER AND ACROSS THE W1/2SE1/4 AND W1/2 LESS 1 ACRE, IN 24-17-11, FILED FEB. 11, 1972 AND RECORDED IN BOOK 324, PAGE 553
11. RIGHT OF WAY EASEMENT TO RURAL WATER DISTRICT NO. 5 FOR A WATER LINE, OVER AND ACROSS THE SW1/4 24-17-11, FILED JUNE 18, 1993 AND RECORDED IN BOOK 475, PAGE 271
12. ANY RIGHT OF WAYS FOR ROADS OR HIGHWAYS.

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