

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.: 25-586
Issuing Office File No.: 25-586
Property Address: 1200 ROAD 260, 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 SE1/4 OF SECTION 25, TOWNSHIP 17 SOUTH, RANGE 11 EAST OF THE 6TH P.M., LYON COUNTY, KANSAS, LESS THAT PORTION TAKEN BY THE KANSAS TURNPIKE AUTHORITY, AND LESS A TRACT BEGINNING AT THE SOUTHWEST CORNER OF SAID SE1/4; THENCE S89°32'57"E ON THE SOUTH LINE OF SAID SE1/4 FOR A DISTANCE OF 941.00 FEET; THENCE N00°23'33"E PARALLEL WITH THE WEST LINE OF SAID SE1/4 FOR A DISTANCE OF 690.00 FEET; THENCE N89°32'57"W PARALLEL WITH THE SOUTH LINE OF SAID SE1/4 FOR A DISTANCE OF 941.00 FEET TO THE WEST LINE OF SAID SE1/4; THENCE S00°23'33"W ON SAID WEST LINE FOR A DISTANCE OF 690.00 FEET TO THE POINT OF BEGINNING.

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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AMERICAN
LAND TITLE
ASSOCIATION



(25-586.PFD/25-586/6)

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. 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#FT00103 \$638.54
PARCELID:117-25-0-00-006.00-0
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 MAY 28, 2002, FILED AUGUST 29, 2002 AND RECORDED IN BOOK 553, PAGE 743, 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. ACCESS EASEMENT FROM MARK WALFORD TO MOYER FARMS, LC ACROSS A TRACT IN THE SE 1/4 OF 25-17-11, FILED MARCH 31, 2022 AND RECORDED AS DOCUMENT #2022-01137.
11. EASEMENT AGREEMENTS BETWEEN THE KANSAS TURNPIKE AUTHORITY AND SPRINT COMMUNICATIONS COMPANY LIMITED PARTNERSHIP REGARDING RIGHT OF WAY IN THE SE 1/4 25-17-11, FILED DEC. 24, 1991 AND RECORDED IN BOOK 463, PAGE 405, AND FILED JAN. 5, 2007 AND RECORDED IN BOOK 601, PAGE 959.
12. RIGHT OF WAY EASEMENT TO RURAL WATER DISTRICT NO. 5 OVER AND ACROSS THE SE 1/4 25-17-11, FILED JULY 21, 1978 AND RECORDED IN BOOK 359, PAGE 831.
13. ANY RIGHT OF WAYS FOR ROADS OR HIGHWAYS.

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