



Fidelity National Title Insurance Company

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: AdVanced Title, LLC
Issuing Office: 621 Topeka Ave, Lyndon, KS 66451
Issuing Office's ALTA® Registry ID: 0001220
Loan ID No.: N/A
Commitment No.: 202603056-1
Issuing Office File No.: 202603056
Property Address: 000 W 285th St., Lyndon, KS 66451

SCHEDULE A

1. Commitment Date: March 25, 2026 at 07:50 AM
2. Policy to be issued:
 - a. ALTA Owners Policy (07/01/21)
Proposed Insured: TBD
Proposed Amount of Insurance:
Premium:
The estate or interest to be insured: Fee Simple
 - b. ALTA Loan Policy (07/01/21)
Proposed Insured: A lender to be determined, its successors and/or assigns as their respective interests may appear.
Proposed Amount of Insurance:
Premium:
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:

Devin D. Sprecker and Kimberly A. Sprecker
5. The Land is described as follows:

The Southwest 1/4 of Section 21, Township 17 South, Range 15 East of the 6th P.M., in Osage County, Kansas.

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27C170B16

ALTA Commitment for Title Insurance (7-1-21) w-KS Mod

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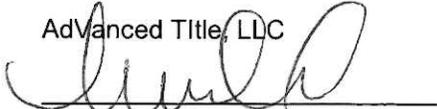
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202603056

SCHEDULE A
(Continued)

Advanced Title, LLC



Authorized Signature or Signatory

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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. We require a Warranty Deed be property executed, delivered and recorded in the Office of the Register of Deeds of Osage County, Kansas (with Kansas Sales Validation Questionnaire attached) executed by Devin D. Sprecker and Kimberly A. Sprecker to TBD conveying subject land.
6. We reserve the right to make additional requirements.
7. If AdVanced Title, LLC is closing this transaction, we will only accept Cashier's Checks, Certified Checks or Wired Funds. Wiring Instructions will be provided upon request. Wired Funds must be in our Escrow Account prior to disbursement of funds.

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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. Rights or claims of parties in possession not shown by the public records.
3. Easements or claims of easements, not shown by the public records.
4. Any encumbrance, violation, variation, or adverse circumstance, boundary lines overlap, or encroachment that would be disclosed by an accurate and complete land title survey of the Land.
5. Any lien or right to a lien, for services, labor, material, or equipment heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. Lien of taxes for the year 2026 and all subsequent years.

Taxes for the year 2024 and prior years are paid in full.

Amount of 2025 taxes: \$*. Tax ID No. 08472.

[NOTE: 2025 taxes are currently unavailable - Per the county - The statement for this has completed the abatement process and is in the add process so we can correct the information.]

We will update taxes once process is complete.

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202603056

SCHEDULE B - PART II

(Continued)

8. Note: The 24 month chain of title is as follows:

Deed Type: Warranty Deed

Grantor(s): Greg A. Mueller aka Grey Mueller, and spouse Katherine E. Ashcraft, etal (see record)

Grantee(s): Devin D. Sprecker and Kimberly A. Sprecker, as joint tenants

Recorded Date: July 15, 2025

Recorded at: Book N68 Page 176

Deed Type: Transfer on Death Deed

Grantor(s): Erna Peterson, a single person

Grantee(s): Greg Mueller etal (see record)

Recorded Date: September 18, 2023

Recorded at: Book N63 Page 942

Certificate of Death on Erna Amanda Peterson recorded April 10, 2025 in Book N67 Page 538

Certificate of Death on Terry Lynn Carstens recorded June 16, 2025 in Book N67 Page 982

9. Subject to Grant for Road Purpose in favor of The Board of County Commissioners of Osage County, Kansas, recorded October 3, 1950 in the Office of the Register of Deeds of Osage County, Kansas in Book 219, page 146.
10. Subject to easements and rights of way for highways, streets and roads.
11. 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 M 41 at page 926 and all amendments thereto.

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