

**Remit Payment To:**  
MOON TITLE & ESCROW, LLC  
421 Commercial St  
Emporia, KS 66801

# INVOICE

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**Billed To:**  
VAUGH-ROTH LAND BROKERS  
C/O HENRY OTT

**Invoice No.:**  
**Invoice Date:**  
**Please Pay Before:**  
**Our File Number:** 26-114  
**Your Reference Number:** YOUNG

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**Property:**  
1768 ROAD 20  
HARTFORD, KS 66854  
LYON County

**Brief Legal:** SE1/4 OF 26-21-12 LYON  
COUNTY, KANSAS

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DESCRIPTION	AMOUNT
INFORMATIONAL REPORT (AUCTION) Full Loan Value - Trid value for Owner's Policy -	0.00
<hr/>	
<b>Invoice Total Amount Due</b>	<b>\$ 0.00</b>

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**Bill due at closing.**

## 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.: 26-114  
Issuing Office File No.: 26-114  
Property Address: 1768 ROAD 20, HARTFORD, KS 66854  
Revision No.: 1

**SCHEDULE A**

1. Commitment Date: March 2, 2026 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: HAROLD E. YOUNG AND JOAN M. YOUNG, TRUSTEES OF THE YOUNG FAMILY REVOCABLE TRUST DATED AUGUST 8, 2011.
5. The Land is described as follows:  
THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP TWENTY-ONE (21) RANGE TWELVE (12) 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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AMERICAN  
LAND TITLE  
ASSOCIATION



(26-114.PFD/26-114/4)

## 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 2026 AND SUBSEQUENT YEARS. NONE NOW DUE AND PAYABLE.**

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**SCHEDULE B**  
(Continued)

5. TAXES FOR 2025 WERE:  
TAXID#EL00301 \$5593.16  
PARCELID:267-26-0-00-004.00-0
6. EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF TELEPHONE FACILITIES TO MADISON TELEPHONE COMPANY, FILED JULY 21, 1983 AND RECORDED IN BOOK 401, PAGE 122.
7. EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF TELEPHONE FACILITIES TO MADISON TELEPHONE COMPANY, FILED JULY 21, 1983 AND RECORDED IN BOOK 401, PAGE 123.
8. UPPER VERDIGRIS WATERSHED JOINT DISTRICT NO.24, AS FILED JANUARY 15, 1959 AND RECORDED IN BOOK 258, PAGE 408A AND STORED IN BOOK 403, PAGE 1.
9. ANY RIGHT OF WAYS FOR ROADS OR HIGHWAYS.

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