



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

Issuing Agent: Coffey County Land Title
Issuing Office: 424 Neosho, Burlington, KS 66839
Issuing Office's ALTA® Registry ID: 0001151
Commitment No.: 226-030
Issuing Office File No.: 226-030
Property Address: 322 Road W, Hartford, KS 66854

SCHEDULE A

1. Commitment Date: January 28, 2026 at 07:55 AM
2. Policy to be issued:
 - a. ALTA Own. Policy (07/01/21)
Proposed Insured: TBD
Proposed Amount of Insurance:
The estate or interest to be insured: Fee Simple
 - b. ALTA Loan Policy (07/01/21)
Proposed Insured: TBD
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:

Daniel R. Gardner, Virginia L. Gardner, and Fred B. Gardner, Trustees of the Daniel R. and Virginia L. Gardner Trust dated August 23, 2013

Undivided One-Half Mineral Interst was reserved to Daniel R. Gardner, Annie G. Cunningham, and Frances G. George in equal shares..
5. The Land is described as follows:

The Southwest Quarter (SW¼) of Section Twenty (20), Township Twenty-one (21), Range Thirteen (13), East of the Sixth Principal Meridian, Lyon County, Kansas.

First American Title Insurance Company

By: 
Coffey County Land Title

This page is only a part of a 2021 ALTA Commitment for Title Insurance. 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.

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SCHEDULE B, PART I - Requirements

Commitment No.: 226-030

File No.: 226-030

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.

TO BE FILED IN THE LYON COUNTY REGISTER OF DEEDS:

1. An Affidavit of Non Production if Oil and Gas Lease is no longer producing.
2. A Trustees Deed executed by Fred B. Gardner, Trustee of the Daniel R. and Virginia L. Gardner Trust dated August 23, 2013, to TBD.
3. A new Mortgage if needed.
4. A Death Certificate for Virginia L. Gardner.
5. A Death Certificate for Daniel R. Gardner.

TO BE FILED IN LYON COUNTY DISTRICT COURT: NONE.

WE NEED THE FOLLOWING DOCUMENTS FOR OUR FILES:

1. A signed and notarized Owners Affidavit.
2. A copy of the Daniel R. and Virginia L. Gardner Trust dated August 23, 2013 and any amendments.

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SCHEDULE B
(Continued)

Commitment No.: 226-030
File No.: 226-030

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 encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.
5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, unless such lien is shown by the Public Records at Date of Policy.
6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
7. General taxes and special assessments for the year 2026 and subsequent years, not yet due and payable.
8. 2025 Taxes on Tract #EL00622 were \$3,525.88 and are paid in full.
9. Mineral Reservation on Deed filed July 22, 1966 giving an Undivided One-Half interest in equal shares to Daniel R. Gardner, Annie G. Cunningham and Frances G. George in the Office of the Register of Deeds of Lyon County, Kansas.
10. Right of Way Easement to Coffey County Rural Water District #2, filed July 19, 1971 and recorded in Book 321, page 119 in the Office of the Register of Deeds of Lyon County, Kansas.
11. An Oil and Gas Lease to Horseshoe Operating, Inc., for a period of 3 years or as long as there is production, dated August 2002, filed August 26, 2002 and recorded in Book 553, page 629, together with an assignment and Bill of Sale filed May 15, 2003, and recorded in Book 567, page 579 in the Office of the Register of Deeds of Lyon County, Kansas.
12. An Right of Ways for Roads or Highways.

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