

Lyon County *Title* LLC

423 Commercial Street
Emporia, KS, 66801
(620) 343-1490
Fax: (620) 343-1492

Date: May 8, 2026

To: Tallgrass Appraisal
Henry Ott

In Re: 3200 Road K & 3100 Road K
Tracy M. Hearon
26-16564

STATEMENT

Report

Total Amount Due

THANK YOU !!!

LYON COUNTY TITLE, L.L.C.

423 Commercial
Emporia, KS 66801

Agent For: **FIRST AMERICAN TITLE INSURANCE COMPANY**

"INFORMATIONAL REPORT ONLY"

Prepared For: Tallgrass Appraisal Schedule A
REPORT NO.: 26-16564 FILE NO.: TI-16564

EFFECTIVE DATE: May 7, 2026 at 7:55 o'clock A.M.

Inquiries Should Be Directed To: Shirley Glasgow
620-343-1490

1. Title to the fee simple estate or interest in the land described or referred to in this Report is at the effective date hereof vested in:

Tracy M. Hearon

2. The land referred to in this Report is described as follows:

The Southwest Quarter (SW1/4) and the West Half of the Southeast Quarter (W1/2SE1/4) of Section 28, Township 16 South, Range 11 East of the 6th P.M., Lyon County, Kansas.

AND

The West Half (W1/2) of Section 33, Township 16 South, Range 11 East of the 6th P.M., Lyon County, Kansas.

LYON COUNTY TITLE, L.L.C.

Agent For: **FIRST AMERICAN TITLE INSURANCE COMPANY**

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Schedule B-I

REPORT NO: 26-16564

1. NOTE: This is NOT a commitment to insure and has been issued as a report as to the status of title only, and as such should not be relied upon for a Real Estate Transaction. This is not a commitment to insure, and no insurance is provided by this report; nor is the Company liable for errors or omissions in this report.

If a Commitment for Title Insurance is desired, the identity of the entities to be insured and policy amounts must be disclosed to this Company, and this Company will then issue a Commitment for Title Insurance disclosing all requirements for issuance of the policy, as well as any additional exceptions which may then be necessary.

Limitation of Liability for Informational Report

IMPORTANT-READ CAREFULLY: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance commitment or preliminary report, or any form of title insurance of guaranty. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without First American's prior written consent. First American does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that First American's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that First American would not have issued this report but for the limitation of liability described above. First American makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

SPECIAL EXCEPTIONS

2. General taxes and special assessments for the last half of the year 2025 and subsequent years. (Tax ID# AC00615 & AC00640-includes other property) (2025 taxes were in the amount of \$900.36 and \$1,973.16) (1st half of 2025 taxes have been paid in full. 2026 taxes are not yet due or payable)

3. A oil and gas lease filed May 13, 2002 in Book 549, page 267 in the office of Register of Deeds, Lyon County, Kansas.

4. An oil and gas lease to Southeast Oil CO., filed October 2, 1968 in Book 310, page 87, in the office of the Register of Deeds, Lyon County, Kansas.

5. An oil and gas lease to Western Land, filed May 13, 2002 in Book 549, page 271, in the office of the Register of Deeds, Lyon County, Kansas.
6. A Stipulation of Interests and Cross Conveyance filed January 29, 2014 in Document No. 2014-00322 in the office of Register of Deeds Lyon County, Kansas.
7. A oil and gas lease filed July 11, 2022 in Document No. 2022-02342 in the office of Register of Deeds Lyon County, Kan. (3100 Road K)(Numerous Assignments of record.)
8. A Co-Trustees Mineral Deed and Assignment filed October 3, 2023 in Document No. 2023-02905 in the office of Register of Deeds Lyon County, Kansas.
9. A Mineral Deed filed March 20, 2026 in Document No. 2026-00774 in the office of Register of Deeds Lyon County, Kansas.
10. A mortgage from Tracy M. Hearon and Scott Hearon, a married couple dated January 14, 2026 to ESB Financial in the original principal amount of \$100,000.00 and recorded on January 15, 2026 at 11:46 o'clock A.M in Document No. 2026-00146 in the official records of Lyon County Register of Deeds.
11. An Assignment of Rents dated January 14, 2026 and filed January 15, 2026 in Document no. 2026-00147. (3200 Road K)
12. Rights of Agricultural Tenants in possession, if any.
13. Terms and conditions of contracts, if any, with the United States Department of Agriculture.
14. Any right of ways for roads or highways.

END OF SCHEDULE B