

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

INVOICE

Billed To:
VAUGHN-ROTH BROKERS
ATTENTION: HENRY OTT

Invoice No.:
Invoice Date:
Please Pay Before:
Our File Number: 26-329
Your Reference Number: KUSMAUL

Property:
1300 ROAD 200
EMPORIA, KS 66801
LYON County

Brief Legal: SWFR1/4 OF 30-18-12 LYON
COUNTY, KANSAS

DESCRIPTION	AMOUNT
INFORMATIONAL REPORT FOR AUCTION	0.00
Invoice Total Amount Due	\$ 0.00

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.: 26-329
Issuing Office File No.: 26-329
Property Address: 1300 ROAD 200, EMPORIA, KS 66801
Revision No.: 1

SCHEDULE A

1. Commitment Date: June 3, 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: LESTER AND SHIRLEY KUSMAUL TRUST UNDER AGREEMENT DATED MARCH 3, 2010 and DON AND BECKY KUSMAUL LIVING TRUST DATED JULY 9, 2024.
5. The Land is described as follows:
THE SOUTHWEST FRACTIONAL QUARTER OF SECTION THIRTY (30), TOWNSHIP EIGHTEEN (18) SOUTH, 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



(26-329.PFD/26-329/3)

SCHEDULE B I COMMITMENT

Commitment No.: 26-329

File No.: 26-329

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.

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SCHEDULE B II COMMITMENT

Commitment No.: 26-329

File No.: 26-329

EXCEPTIONS FROM COVERAGE

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. 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:

3. TAXES FOR 2026 AND SUBSEQUENT YEARS. NONE NOW DUE AND PAYABLE.
4. TAXES FOR 2025 WERE:
TAXID#FT00475 \$631.00
PARCELID: 159-30-0-00-00-003.00-0
5. OIL AND GAS LEASE TO RANTOUL ENERGY CORP, FILED DECEMBER 16, 1980 AND RECORDED IN BOOK 379, PAGE 241. LEASE STATES THAT IT HAS A PRIMARY TERM OF 1 YEAR WHICH HAS LAPSED BUT HAS NOT BEEN RELEASED.
6. OIL AND GAS LEASE TO WESTERN LAND SERVICES, LLC FILED SEPTEMBER 9, 2002, RECORDED IN BOOK 555 ON PAGE 195, AND ALL ASSIGNMENTS OF RECORD. THE PRIMARY TERM OF THE LEASE HAS EXPIRED, BUT HAS NOT BEEN RELEASED OF RECORD.
7. OIL AND GAS LEASE TO WESTERN LAND SERVICES, LLC FILED SEPTEMBER 26, 2002 AT 10:02 A.M., RECORDED IN BOOK 557 ON PAGE 15, AND ALL ASSIGNMENTS OF RECORD. THE PRIMARY TERM OF THE LEASE HAS EXPIRED, BUT HAS NOT BEEN RELEASED OF RECORD.
8. RIGHT OF WAY EASEMENT TO RURAL WATER DISTRICT #5, LYON COUNTY, KANSAS, FILED JUNE 19, 2007, RECORDED IN BOOK 605, PAGE 917.
9. MEMORANDUM OF LEASE TO USCOC NEBRAKS/KANSAS, LLC FILED JANUARY 10, 2008 AND RECORDED IN BOOK 611, PAGE 375.
10. ANY RIGHT OF WAYS FOR ROADS OR HIGHWAYS.

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