

INVOICE

Brief Legal: NW1/4 OF 22-17-12 LYON
COUNTY, KANSAS

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.: 26-263
Issuing Office File No.: 26-263
Property Address: 2700 ROAD S, READING, KS 66868
Revision No.: 1

SCHEDULE A

1. Commitment Date: May 6, 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 J. KUSMAUL AND SHIRLEY A. KUSMAUL, TRUSTEES OF THE LESTER AND SHIRLEY KUSMAUL TRUST UNDER AGREEMENT DATED MARCH 3, 2010.
5. The Land is described as follows:
THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-TWO (22), TOWNSHIP SEVENTEEN (17) 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.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN
LAND TITLE
ASSOCIATION



(26-263.PFD/26-263/3)

SCHEDULE B I COMMITMENT

Commitment No.: 26-263

File No.: 26-263

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.

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.

SCHEDULE B II COMMITMENT

Commitment No.: 26-263

File No.: 26-263

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. 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.
5. TAXES FOR 2025 WERE:
TAXID#RT00050 \$766.44
PARCELID: 105-22-0-00-003.00-0
6. MORTGAGE FROM LESTER J. KUSMAUL AND SHIRLEY A. KUSMAUL, HUSBAND AND WIFE TO FLINT HILLS BANK OF ESKRIDGE DATED NOVEMBER 15, 2000, FILED NOVEMBER 16, 2000 AND RECORDED IN BOOK 308 OF MORTGAGES, PAGE 779. INSTRUMENT RECITES THAT IT SECURES A DEBT IN THE ORIGINAL SUM OF \$15,000.00.
7. OIL AND GAS LEASE TO WESTERN LAND SERVICES, INC. DATED MAY 21, 2002, FILED AUGUST 29, 2002 AND RECORDED IN BOOK 553, PAGE 761, TOGETHER WITH ALL ASSIGNMENTS OF RECORD. LEASE STATES THAT IT HAS A PRIMARY TERM OF 5 YEARS WHICH HAS LAPSED BUT HAS NOT BEEN RELEASED.
8. RIGHT OF WAY EASEMENT TO RURAL WATER DISTRICT NO. 5 FOR WATER LINES AND ALL APPURTENANCES THERETO, OVER AND ACROSS THE NW1/4 22-17-11, FILED MAY 30, 1978 AND RECORDED IN BOOK 359, PAGE 106.
9. RIGHT OF WAY EASEMENT TO THE LYON COUNTY ELECTRIC COOPERATIVE, INC. FOR AN ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM, UPON THE NW1/4 22-17-12, FILED AUGUST 7, 1939 AND RECORDED IN BOOK 186, PAGE 52.

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.

SCHEDULE B II
(Continued)

Commitment No.: 26-263

File No.: 26-263

10. RIGHT OF WAY AGREEMENT TO GREAT LAKES PIPE LINE COMPANY ON, OVER AND THROUGH THE NW1/4 NW1/4 22-17-12, FILED JANUARY 12, 1955 AND RECORDED IN BOOK 239, PAGE 397. RIGHT OF WAY ASSIGNED TO WILLIAMS BROTHERS PIPE COMPANY BY INSTRUMENT FILED MARCH 31, 1966 AND RECORDED IN BOOK 293, PAGE 603.
11. EASEMENT TO UPPER MARAIS DES CYGNES WATERSHED JOINT DISTRICT NO. 101, FILED MAY 20, 1998 AND RECORDED IN BOOK 515, PAGE 599.
12. ANY RIGHT OF WAYS FOR ROADS OR HIGHWAYS.

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.