

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

INVOICE

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

Invoice No.:
Invoice Date:
Please Pay Before:
Our File Number: 26-264
Your Reference Number: KUSMAUL

Property:
1722 ROAD 275
READING, KS 66868
LYON County

Brief Legal: TRACTS IN THE NW1/4, NE1/4 &
SW1/4 OF 23-17-12 LYON
COUNTY, KANSAS

DESCRIPTION	AMOUNT
INFORMATIONAL REPORT	0.00
Full Loan Value -	
Trid value for Owner's Policy -	
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.: 26-264
Issuing Office File No.: 26-264
Property Address: 1722 ROAD 275, 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:

ALL THAT PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP SEVENTEEN (17) SOUTH, RANGE TWELVE (12) EAST OF THE 6TH P.M., LYON COUNTY, KANSAS, LYING NORTH AND WEST OF THE LAWRENCE AND EMPORIA ROAD.

AND

TWO ACRES, MORE OR LESS, IN THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-THREE (23), TOWNSHIP SEVENTEEN (17) SOUTH, RANGE TWELVE (12) EAST OF THE 6TH P.M., LYON COUNTY, KANSAS.

AND

THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP SEVENTEEN (17) SOUTH, RANGE TWELVE (12) EAST OF THE 6TH P.M., LYON COUNTY, KANSAS; EXCEPT THE FOLLOWING TRACTS: COMMENCING AT THE CENTER POST OF SAID SECTION TWENTY-THREE (23); THENCE WITH CENTER LINE NORTH 11 DEGREES 55 MINUTES WEST 23.77 CHAINS TO STONE STANDING ON EAST SIDE OF DUCK CREEK; THENCE SOUTH 77 DEGREES 55 MINUTES WEST 4.29 CHAINS TO A STONE; THENCE SOUTH 11 DEGREES 55 MINUTES EAST 23.77 CHAINS TO A STONE ON SECTION LINE; THENCE NORTH 77 DEGREES 55 MINUTES EAST 4.29 CHAINS TO PLACE OF BEGINNING.

AND EXCEPT: FIVE ACRES DESCRIBED AS FOLLOWS: COMMENCING AT CORNER ON SOUTH LINE OF NORTHWEST QUARTER (NW/4) OF SAID SECTION TWENTY-THREE (23), WHERE LAWRENCE AND EMPORIA ROAD CROSSES SAID LINE 33 FEET FROM CROSSING OF SAID ROAD; THENCE EAST 10 CHAINS 75 LINKS TO

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(26-264.PFD/26-264/4)

SCHEDULE A
(Continued)

CORNER; THENCE NORTH 10 CHAINS AND 3 LINKS TO CORNER, ON EAST SIDE OF ROAD; THENCE ALONG SAID ROAD 14 CHAINS AND 75 LINKS TO PLACE OF BEGINNING.

AND EXCEPT: COMMENCING AT A POINT ON THE CENTER LINE OF SAID SECTION TWENTY-THREE (23), 23.77 CHAINS NORTH OF THE CENTER POST OF SAID SECTION TWENTY-THREE (23); THENCE NORTH 11 DEGREES 55 MINUTES WEST IN THE CENTER LINE OF SAID SECTION, 7.55 CHAINS TO A CORNER; THENCE SOUTH 77 DEGREES 55 MINUTES WEST 4.29 CHAINS TO A CORNER; THENCE SOUTH 11 DEGREES 55 MINUTES EAST 7.55 CHAINS TO A CORNER; THENCE NORTH 78 DEGREES 30 MINUTES EAST 4.29 CHAINS TO PLACE OF BEGINNING.

AND EXCEPT: FIFTY-ONE (51) CRES, BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION TWENTY-THREE (23); THENCE EAST 131 RODS AND 73 LINKS; THENCE SOUTH 65 RODS AND 7 LINKS; THENCE WEST 130 RODS AND 15 1/2 LINKS; THENCE NORTH 60 RODS TO PLACE OF BEGINNING.

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(26-264.PFD/26-264/4)

SCHEDULE B I COMMITMENT

Commitment No.: 26-264

File No.: 26-264

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.: 26-264

File No.: 26-264

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#RT00062 \$4398.98
PARCELID: 106-23-0-00-006.00-0
6. 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.
7. RIGHT OF WAY EASEMENT TO RURAL WATER DISTRICT #5, FILED MAY 30, 1978 AND RECORDED IN BOOK 359, PAGE 161.
8. RIGHT OF WAY EASEMENT TO THE LYON COUNTY ELECTRIC COOPERATIVE, INC. FILED AUGUST 7, 1939 AND RECORDED IN BOOK 186, PAGE 59.
9. RIGHT OF WAY EASEMENT TO THE LYON COUNTY ELECTRIC COOPERATIVE, INC. FILED NOVEMBER 21, 1939 AND RECORDED IN BOOK 186, PAGE 514.
10. OIL AND GAS LEASE TO FRED H. FINNEY FILED SEPTEMBER 22, 1920 AND RECORDED IN BOOK 132, PAGE 41. LEASE STATES THAT IT HAS A PRIMARY TERM OF 5 YEARS WHICH HAS LAPSED BUT HAS NOT BEEN RELEASED.
11. OIL AND GAS LEASE TO RANTIUL ENERGY CORP. DATED OCTOBER 24, 1980, FILED JANUARY 9, 1981 AND RECORDED IN BOOK 379, PAGE 883. LESE STATES THAT IT HAS A PRIMARY TERM OF 12 MONTHS THAT HAS LAPSED BUT HAS NOT BEEN RELEASED.

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SCHEDULE B II
(Continued)

Commitment No.: 26-264

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12. ANY RIGHT OF WAYS FOR ROADS OR HIGHWAYS.

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