

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

**SCHEDULE A**

1. Commitment Date: September 7, 2022 at 07:55 AM
2. Policy to be issued:
  - (a) ALTA Own. Policy (6/17/06)  
Proposed Insured: TO BE DETERMINED  
Proposed Policy Amount:
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in:  
WILLIAM A. MARTIN, TRUSTEE OF THE WILLIAM A. MARTIN REVOCABLE TRUST DATED JUNE 14, 2010
5. The Land is described as follows:  
THE NW1/4 EXCEPT THE SOUTH 10 ACRES THEREOF, IN SECTION TWENTY-FOUR (24), TOWNSHIP SIXTEEN (16) SOUTH, RANGE TEN (10) EAST OF THE 6TH P.M., LYON COUNTY, KANSAS

*This page is only a part of a 2016 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; and 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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**SCHEDULE B, PART I  
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.
6. IN ORDER TO ISSUE A POLICY ON SAID PROPERTY, MOON TITLE & ESCROW, LLC WILL NEED TO BE NOTIFIED IN WRITING PARTIES THAT WILL BE INVOLVED IN ANY TRANSACTION OF SAID PROPERTY. WE MAY THEN MAKE ADDITIONAL REQUIREMENTS AND EXCEPTIONS.
7. FURNISH A CERTIFICATION OF TRUST FROM WILLIAM A. MARTIN, TRUSTEE OF THE WILLIAM A. MARTIN REVOCABLE TRUST DATED JUNE 14, 2010

**SCHEDULE B, PART II  
Exceptions**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions 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.

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**SCHEDULE B**  
(Continued)

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 2022 AND SUBSEQUENT YEARS. NONE NOW DUE AND PAYABLE.
- 5. TAXES FOR 2021 WERE:  
TAXID#AC00270 \$609.88  
PARCELID:056-24-0-00-00-002.00-0
- 6. RIGHT OF WAY TO RURAL WATER DISTRICT NO.1 LYON COUNTY, KANSAS FILED APRIL 21, 1983, RECORDED IN BOOK 397, PAGE 865.
- 7. OIL AND GAS LEASE TO WESTERN LAND SERVICES, INC, FILED JUNE 25, 2002 AT 9:59 A.M., RECORDED IN BOOK 549, PAGE 943. TOGETHER WITH ALL ASSIGNMENTS OF RECORD. PRIMARY TERM OF THE LEASE HAS EXPIRED, BUT HAS NOT BEEN RELEASED OF RECORD.
- 8. GRANT OF EASEMENT AND RIGHT OF WAY BY AND BETWEEN KANZA RAIL-TRAILS CONSERVANCY AND KANSAS DEPARTMENT OF WILDLIFE, PARKS AND TOURISM, FILED MARCH, 22, 2017 AT 3:02 P.M., RECORDED AS DOCUMENT NUMBER 2017-00908.
- 9. ALL OIL, GAS AND OTHER MINERALS IN AND UNDER SAID REAL ESTATE AND ALL RIGHTS AND EASEMENTS THEREUNDER BY THE HOLDER OF THE OIL, GAS AND OTHER MINERAL ESTATE OR BY ANY PARTY CLAIMING BY, THROUGH OR UNDER SAID HOLDER. THIS POLICY SHALL NOT BE CONSTRUED AS INSURING AGAINST ANY DAMAGE TO THE SURFACE OF THE LAND OR ANY IMPROVEMENTS THEREON CAUSED BY THE ENTRY OR BY THE REMOVAL OF OIL, GAS OR OTHER MINERALS LYING THEREUNDER.
- 10. ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL COMMODITIES ACT OF 1930, AS AMENDED, 7 USC 499A ET SEQ., THE PACKERS AND STOCKYARD ACT OF 1921, AS AMENDED, 7 USC 181 ET SEQ., OR ANY SIMILAR STATE LAWS.
- 11. ANY RIGHT OF WAYS FOR ROADS OR HIGHWAYS.

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