

## 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.: 26-56  
 Issuing Office File No.: 26-56  
 Property Address: 939 KS HWY 177, COTTONWOOD FALLS, KS 66845  
 Revision No.: 1

**SCHEDULE A**

1. Commitment Date: January 27, 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: ELDON I. KIRK TESTAMENTARY TRUST FOR THE BENEFIT OF THE CHILDREN OF THOMAS I. KIRK.
5. The Land is described as follows:  
 THE SOUTHEAST QUARTER (SE1/4) OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 8 EAST OF THE 6TH P.M., CHASE COUNTY, KANSAS, LESS AND EXCEPT ALL THAT PORTION DEEDED TO THE SECRETARY OF TRANSPORTATION OF THE STATE OF KANSAS ON DEED RECORDED IN BOOK L-49, PAGE 35.;

*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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(26-56.PFD/26-56/8)

## OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

**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. RECORD AN ORIGINAL DEATH CERTIFICATE OR AFFIDAVIT OF DEATH ON VICTOR KIRK
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. THIS TITLE COMMITMENT IS BEING ISSUED FOR INFORMATIONAL PURPOSES ONLY, THERE WILL NOT BE A TITLE INSURANCE POLICY ISSUED.
8. FURNISH A CERTIFICATION OF TRUST FROM ELDON I. KIRK TESTAMENTARY TRUST FOR THE BENEFIT OF THE CHILDREN OF THOMAS I. KIRK

**SCHEDULE B, PART II - Exceptions**

**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.

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**SCHEDULE B**  
(Continued)

## SPECIAL EXCEPTIONS:

4. TAXES FOR 2025 AND SUBSEQUENT YEARS. NOW PAYABLE, NONE DELINQUENT.
5. TAXES FOR 2025:  
TAXID#03457 \$2,162.30  
PARCELID: 1741910000002000
6. ANY RIGHT OF WAYS FOR UTILITIES, ROADS OR HIGHWAYS.

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