

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

INVOICE

Billed To:
GRIFFIN REAL ESTATE

Invoice No.:
Invoice Date:
Please Pay Before:
Our File Number: 26-138
Your Reference Number: PHILLIP

Property:
100 ROAD 200
EMPORIA, KS 66801
LYON County

Brief Legal: SW1/4 EXCEPT 2 TRACTS LYON
COUNTY, KANSAS

DESCRIPTION	AMOUNT
INFORMATIONAL COMMITMENT (FOR AUCTION) Full Loan Value - Trid value for Owner's Policy -	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.: 26-138
Issuing Office File No.: 26-138
Property Address: 100 ROAD 200, EMPORIA, KS 66801
Revision No.: 1

SCHEDULE A

1. Commitment Date: March 12, 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: JOHN P. RINGLER.
5. The Land is described as follows:

THE SW1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE TEN EAST OF THE 6TH P.M., LYON COUNTY, KANSAS, EXCEPT THE FOLLOWING TRACT:
BEGINNING AT A POINT THAT IS N0°18'20"W 2002.19 FEET AND S89°41'40"W 40.58 FEET FROM THE SOUTHEAST CORNER OF THE WEST HALF OF SAID SECTION 30; THENCE S89°44'47"W 734.05 FEET; THENCE N2°11'11"W 1156.80 FEET; THENCE N89°44'47"E 773.06 FEET, SAID POINT BEING 40.0 FEET FROM THE EAST LINE OF SAID W1/2 OF SECTION 30; THENCE S0°15'13"E 1156.14 FEET TO THE POINT OF BEGINNING. ALSO EXCEPT A TRACT BEGINNING AT THE SOUTHWEST CORNER OF THE NW1/4 OF SAID SW1/4; THENCE NORTH 600 FEET; THENCE EAST 600 FEET; THENCE SOUTH 600 FEET; THENCE WEST 600 FEET TO THE POINT OF BEGINNING.

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



(26-138.PFD/26-138/5)

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. THIS TITLE COMMITMENT IS BEING ISSUED FOR INFORMATIONAL PURPOSES ONLY, THERE WILL NOT BE A TITLE INSURANCE POLICY ISSUED.

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.

SPECIAL EXCEPTIONS:

4. TAXES FOR THE 2ND HALF OF 2025 AND SUBSEQUENT YEARS. NOW PAYABLE, NONE DELINQUENT.

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SCHEDULE B
(Continued)

5. TAXES FOR 2025 ARE:
TAXID#AT00514A2 \$971.26
PARCELID: 139-30-0-00-00-004.00-0
6. MORTGAGE FROM JOHN P. RINGLER TO HARTFORD STATE BANK DATED JANUARY 6, 2003, FILED JANUARY 13, 2003 AND RECORDED IN BOOK 336, PAGE 991. INSTRUMENT RECITES THAT IT SECURES A DEBT IN THE ORIGINAL SUM OF
7. MORTGAGE FROM JOHN P. RINGLER TO HARTFORD STATE BANK DATED AUGUST 30, 2013, FILED AUGUST 30, 2013 AND RECORDED AS DOCUMENT #2013-03256. INSTRUMENT RECITES THAT IT SECURES A DEBT IN THE ORIGINAL SUM OF
8. EASEMENT TO THE LYON COUNTY ELECTRIC COOPERATIVE, INC., FOR AN ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM, OVER AND ACROSS THE W1/2 OF 30-18-10, FILED SEPTEMBER 11, 1939 AND RECORDED IN BOOK 186, PAGE 319.
9. AGREEMENT AND MEMORANDUM OF CO-OCCUPANCY AGREEMENT BETWEEN NORTHWEST CENTRAL PIPELINE COMPANY (SUCCESSOR TO CITIES SERVICE) AND WILLIAMS TELECOMMUNICATIONS COMPANY REGARDING USE OF THE ABOVE RIGHT OF WAY EASEMENT, AS RECORDED IN BOOK 427, PAGE 163 AND BOOK 425, PAGE 223.
10. RIGHT OF WAY EASEMENT TO LYON-COFFEY ELECTRIC COOPERATIVE, INC FILED AUGUST 15, 1989 AND RECORDED IN BOOK 447, PAGE 859.
11. RIGHT OF WAY AND EASEMENT AGREEMENT TO WILLIAMS COMMUNICATIONS, INC. FILED AUGUST 14, 1998 AND RECORDED IN BOOK 517, PAGE 877.
12. GRANT OF EASEMENT TO RONALD A. BOYCE, FILED MAY 6, 2003 AND RECORDED IN BOOK 567, PAGE 443.
13. OIL AND GAS LEASE TO WESTERN LAND SERVICES, INC. DATED APRIL 5, 2003, FILED JUNE 26, 2003 AND RECORDED IN BOOK 569, PAGE 853, 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.
14. ANY RIGHT OF WAYS FOR ROADS OR HIGHWAYS.

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ALTA COMMITMENT FOR TITLE INSURANCE



Issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida corporation, (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

MOON TITLE & ESCROW, LLC

Authorized Officer or Agent

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 www.oldrepublictitle.com

By  President

Attest  Secretary

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I—Requirements; and
- f. Schedule B, Part II—Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

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10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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ALTA Commitment for Title Insurance 2021 v. 01.00

07/01/2021