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: 26-444
Your Reference Number: MOCK

Property:
1800 & 1873 ROAD 110
HARTFORD, KS 66854
LYON County

Brief Legal: W1/2 NE1/4 13-20-12 LYON COUNTY, KANSAS

DESCRIPTION	AMOUNT
OPEN COMMITMENT FOR AUCTION	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.:	26-444
Issuing Office File No.:	26-444
Property Address:	1800 & 1873 ROAD 110, HARTFORD, KS 66854
Revision No.:	1

SCHEDULE A

1. Commitment Date: August 13, 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: LINDA K. MOCK.

5. The Land is described as follows:

THE WEST HALF OF THE NORTHEAST QUARTER (W1/2 NE1/4) OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 12 EAST OF THE 6TH P.M., LYON COUNTY, KANSAS.

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AMERICAN LAND TITLE ASSOCIATION

SCHEDULE B I
COMMITMENT

Commitment No.: 26-444 File No.: 26-444

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 II
COMMITMENT

Commitment No.: 26-444 File No.: 26-444

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. 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:

3. TAXES FOR THE 2ND HALF OF 2025 AND SUBSEQUENT YEARS. NOW DELINQUENT.

   TAXES FOR 2026 AND SUBSEQUENT YEARS. NONE NOW DUE AND PAYABLE.

4. TAXES FOR 2025 ARE:
   TAXID#EL00002 $1027.34 (DOES NOT INCLUDE INTEREST)
   PARCELID: 236-13-0-00-00-002.00-0
   TAXES FOR 2025 WERE:
   TAXID#EL00002A1 $346.08
   PARCELID: 236-13-0-00-00-002.01-0

5. MORTGAGE FROM LINDA K. MOCK, SINGLE TO FRONTIER FARM CREDIT, FLCA, DATED SEPTEMBER 16, 2025, FILED ON SEPTEMBER 16, 2025 AT 02:03 PM, RECORDED AS DOCUMENT NUMBER 2025-02705, INSTRUMENT RECITES THAT IT HAS A DEBT IN THE ORIGINAL SUM OF $.

6. TREE TRIMING PERMIT GRANTED TO PANHANDLE EASTERN PIPE LINE COMPANY FOR THE RIGHT TO CUT AND TRIM TREES AND SHUBBERY ALONG ITS TELEPHONE, TELEGRAPH AND ELECTRIC LINES, WHICH SAID LINES RUN ALONG THE NORTH SIDE OF THE NE1/4 13-20-12, FILED NOV. 4, 1931 AND RECORDED IN BOOK 170, PAGE 270.

7. RIGHT OF WAY EASEMENT TO COFFEY COUNTY RURAL WATER DISTRICT NO. 2 FOR ONE WATER LINE, OVER AND ACROSS THE W1/2NE1/4 13-20-12, FILED JULY 19, 1971 AND RECORDED IN BOOK 321, PAGE 99, AND FILED OCT. 4, 1996 AND RECORDED IN BOOK 503, PAGE 49.

8. ANY RIGHT OF WAYS FOR ROADS OR HIGHWAYS.