

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

INVOICE

Billed To:
VAUGH-ROTH BROKERS
ATTENTION: HENRY OTT

Invoice No.:
Invoice Date:
Please Pay Before:
Our File Number: 22-283
Your Reference Number: MOSER

Property:
600 ROAD 390 & 725 ROAD 385
ALLEN, KS 66833
Lyon County

Brief Legal: SE1/4 OF NE1/4 25-15-10 &
NW1/4 30-15-11 LYON COUNTY,
KANSAS

DESCRIPTION	AMOUNT
INFORMATIONAL REPORT (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

SCHEDULE A

1. Commitment Date: May 6, 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:
MARK M. MOSER and LAURIE A. MOSER
5. The Land is described as follows:
TRACT 1:
THE SE1/4 OF THE NE1/4 OF SECTION 25, TOWNSHIP 15 SOUTH, RANGE 10 EAST OF THE 6TH P.M., LYON COUNTY, KANSAS

TRACT 2:
THE NW1/4 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 11 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.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.



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

**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.
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:

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.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



SCHEDULE B
(Continued)

4. TAXES FOR 2022 AND SUBSEQUENT YEARS. NONE NOW DUE AND PAYABLE.
5. TAXES FOR 2021 WERE:
TAXID#AC00044 \$138.56
PARCELID:047-25-0-00-00-005.00-0

TAXES FOR 2021 WERE:
TAXID#AC00404 \$647.16
PARCELID:039-30-0-00-00-002.00-0
6. OIL AND GAS LEASE TO WESTERN LAND SERVICES, INC., DATED JUNE 13, 2002, FILED SEPTEMBER 24, 2002 AND RECORDED IN BOOK 555, PAGE 919, TOGETHER WITH ALL ASSIGNMENTS OF RECORD. LEASES STATES THAT IT A PRIMARY TERM OF 5 YEARS, WHICH HAS LAPSED BUT HAS NOT BEEN RELEASED.
7. PERMIT NO. SLY-0271 ISSUED BY THE STATE OF KANSAS TO CONSTRUCT A BRIDGE, FILED APRIL 2, 2021 AND RECORDED AS DOCUMENT #2021-01369.
8. ANY RIGHT OF WAYS FOR ROADS OR HIGHWAYS.

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.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

