



**Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:**

Issuing Agent: Coffey County Land Title  
Issuing Office: 424 Neosho, Burlington, KS 66839  
Issuing Office's ALTA® Registry ID: 0001151  
Commitment No.: 225-026  
Issuing Office File No.: 225-026  
Property Address: 000 S. Hoch Rd, Burlingame, KS 66413

**SCHEDULE A**

1. Commitment Date: January 29, 2025 at 08:00 AM
2. Policy to be issued:
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:  
  
S&T, LLC, a Kansas Limited Liability Company  
  
Mineral Interest: the Federal Land Bank of Wichita, Ks and Undivided One-Half Interest.
5. The Land is described as follows:  
  
TR I: The West Half of the Southwest Quarter (W½ SW¼) of Section Twenty-two (22), Township Fourteen (14) South, Range Fourteen (14), East of the Sixth Principal Meridian, Osage County, Kansas, LESS the North 100 feet of said West Half of the Southwest Quarter (W½ SW¼) of said Section and LESS reservation of undivided half minerals and mineral rights as recorded in Warranty Deed on May; 10, 1985 in Book M44, page 350.  
  
TR II: the South Half of the Southwest Quarter of the Northwest Quarter (S½ SW¼ NW¼) and the North 100 feet of the West Half of the Southwest Quarter (W½ SW¼), all in Section Twenty-two (22), Township Fourteen (14) South, Range Fourteen (14), East of the Sixth Principal Meridian, Osage County, Kansas.

**First American Title Insurance Company**

By:   
Coffey County Land Title

*This page is only a part of a 2021 ALTA Commitment for Title Insurance. 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.*

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### SCHEDULE B, PART I - Requirements

Commitment No.: 225-026

File No.: 225-026

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.

#### TO BE FILED IN THE OSAGE COUNTY REGISTER OF DEEDS:

1. A FULL Release of Mortgage executed by S&T LLC to Landmark National Bank in the amount of \$230,000.00, dated November 16, 2022, filed November 17, 2022 and recorded in Book N61, page 950 in the Office of the Register of Deeds of Osage County, Kansas.
2. A Deed executed by S&T LLC to TBD.
3. A new Mortgage if needed.
4. An Affidavit to Correct Mineral Reservation on Trustees Deed to S&T, LLC filed June 2, 2022 and recorded in Book N60 page 696.

TO BE FILED IN OSAGE COUNTY DISTRICT COURT:  
NONE.

#### WE NEED THE FOLLOWING DOCUMENTS FOR OUR FILES:

1. A signed and notarized Owners Affidavit.
2. Proof that S&T LLC are in active and good standing with the Kansas Secretary of State.
3. A copy of the S&T LLC Articles of Organization and Operating Agreement.

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**SCHEDULE B**  
(Continued)

Commitment No.: 225-026  
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**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. Rights or claims of parties in possession not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.
5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, unless such lien is shown by the Public Records at Date of Policy.
6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
7. The Lien of the General Taxes and Special Assessments for the year 2025, and subsequent years, not due and payable.
8. 2024 Taxes on Tract ID #05296 were \$656.76 and are paid in full.
9. Right of Way Easement to Kansas Gas & Electric Co., recorded in Book 27 Misc., page 517 in the Office of the Register of Deeds of Osage County, Kansas.
10. Subject to the Plat recorded in Plat Book D at page 134 in the Office of the Register of Deeds of Osage County, Kansas.
11. Easement for water storage in the NE corner of W $\frac{1}{2}$  SW $\frac{1}{4}$ , consisting of approximately 1 cre of permanent storage and approximately 2 acres of temporary storage, all in connection with an existing natural right of way as recited in Deed filed June 1, 1972 and recorded in Book M13, page 890 in the Office of the Register of Deeds of Osage County, Kansas.
12. Subject to easements and rights of way for highways, streets and roads.
13. Right of Way Easement to Rural Water District NO. 8, Osage County, Kansas, filed November 5, 1981 and recorded in Book M 37, page 154 in the Office of the Register of Deeds of Osage County, Kansas.
14. Subject to Osage County Zoning Regulations, Resolution #1983-1 and all amendments thereto, dated November 29, 1983 and recorded in Book M41, page 926 in Office of the Register of Deeds of Osage County, Kansas.
15. A Survey filed October 7, 2005 and recorded in Book N14, page 43 in the Office of the Register of Deeds of Osage County, Kansas.
16. A Survey filed November 13, 2020 and recorded in Book N55, page 569 in the Office of the Register of Deeds of Osage County,

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**SCHEDULE B**  
(Continued)

Commitment No.: 225-026  
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Kansas.

17. SUBJECT to mineral reservation on Deed filed June 2, 2022 and recorded in Book M44-350 in the Office of the Register of Deeds of Osage County, Kansas. Notice of Intent to Preserve Mineral Rights, filed August 16, 2002 and recorded in Book M98 page 128. Notice of Intent to Preserve Mineral Rights filed July 22, 2021 and recorded in Book N57 page 825.

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