

Cloud Republic County Title, LLC

Lavonne Nightingale and Ragen Belden - Owners

607 Broadway
Concordia, KS 66901
(785) 262-4462

1806 M St., Suite 111
Belleville, KS 66935
(785) 527-2575

May 8, 2024

Attn: Mark Uhlik
Midwest Land & Home

Re: Paul Walthers Family Trust

Dear Mark:

I have completed the Title Search for the following described real estate:

The Northwest Quarter (NW¹/₄) and the West Half of the Northeast Quarter (W¹/₂ NE¹/₄) of Section Two (2), Township Three (3) South, Range One (1) West of the 6th P.M., Republic County, Kansas.

Search Date: May 6, 2024

Current Owner: Paul E. Walthers Family Trust dated January 1, 1976

Mortgage(s):

Mortgage dated August 26, 2004 and recorded on September 7, 2004 in Book 346, Page 145 in the official records of Republic County Register of Deeds, to be paid with proceeds of loan and released in the original principal amount of \$345,800.00 from David A. Rettele and David Walthers, successor co-trustees of the Paul E. Walthers Family Trust to Commerce Bank & Trust.

The beneficial interest under the lien recorded on September 7, 2004 in Book 346, Page 145 in the official records of Republic County Register of Deeds was assigned from CoreFirst Bank & Trust, f/k/a Commerce bank & Trust to David Walthers, Successor Trustee of the Paul E. Walthers Family Trust, by assignment recorded on December 10, 2013 in Book 395, Page 25 in the official records of Republic County Register of Deeds.

The beneficial interest under the lien recorded on September 7, 2004 in Book 346, Page 145 in the official records of Republic County Register of Deeds was assigned from David Walthers not personally but as Successor Trustee on behalf of the Paul E. Walthers Family Trust to American State Bank & Trust Company, by assignment recorded on December 10, 2013 in Book 395, Page 39 in the official records of Republic County Register of Deeds.

Mortgage dated December 9, 2013 and recorded on December 11, 2013 in Book 398, Page 321 in the official records of Republic County Register of Deeds, to be paid with proceeds of loan and released in the original principal amount of \$700,000.00 from David Walthers not personally but as Successor Trustee on behalf of the Paul E. Walthers Family Trust to American State Bank & Trust Company.

Mortgage dated October 30, 2008 and recorded on November 3, 2008 in Book 369, Page 83 in the official records of Republic County Register of Deeds, to be paid with proceeds of loan and released in the original principal amount of \$150,000.00 from David Walthers not personally but as Successor Trustee on behalf of the Paul E. Walthers Family Trust to American state Bank & Trust Company.

The beneficial interest under the lien recorded on September 7, 2004 in Book 346, Page 145 in the official records of Republic County Register of Deeds was assigned from CoreFirst Bank & Trust, f/k/a Commerce bank & Trust to David Walthers, Successor Trustee of the Paul E. Walthers Family Trust, by assignment recorded on December 10, 2013 in Book 395, Page 25 in the official records of

Republic County Register of Deeds.

The beneficial interest under the lien recorded on September 7, 2004 in Book 346, Page 145 in the official records of Republic County Register of Deeds was assigned from David Walthers not personally but as Successor Trustee on behalf of the Paul E. Walthers Family Trust to American State Bank & Trust Company, by assignment recorded on December 10, 2013 in Book 395, Page 43 in the official records of Republic County Register of Deeds.

Mortgage dated January 27, 2012 and recorded on February 1, 2012 in Book 383, Page 554 in the official records of Republic County Register of Deeds, to be paid with proceeds of loan and released in the original principal amount of \$400,000.00 from David Walthers not personally but as Successor Trustee on behalf of the Paul E. Walthers Family Trust to CoreFirst Bank & Trust.

The beneficial interest under the lien recorded on September 7, 2004 in Book 346, Page 145 in the official records of Republic County Register of Deeds was assigned from CoreFirst Bank & Trust, f/k/a Commerce bank & Trust to David Walthers, Successor Trustee of the Paul E. Walthers Family Trust, by assignment recorded on December 10, 2013 in Book 395, Page 25 in the official records of Republic County Register of Deeds.

The beneficial interest under the lien recorded on September 7, 2004 in Book 346, Page 145 in the official records of Republic County Register of Deeds was assigned from David Walthers not personally but as Successor Trustee on behalf of the Paul E. Walthers Family Trust to American State Bank & Trust Company, by assignment recorded on December 10, 2013 in Book 395 in Book 35 in the official records of Republic County Register of Deeds.

Real Estate Taxes Parcel ID: 079-111-02-0-00-00-002.00-0

Real Estate Taxes for 2023 and all prior years are paid in full.

Easements:

Subject to the Memorandum of Wind Farm Lease and Easement Agreement, recorded on March 4, 2022 as Instrument #2022-000192 in the official records of the Republic County Register of Deeds.

Subject to the Subordination and Non-Disturbance Agreement by and between United Bank & Trust, successor-in-interest to Equity Bank successor-in-interest to American state Bank & Trust Company, and High Bank wind, LLC recorded on October 20, 2023 as Instrument #2023-001046 in the official records of the Republic County Register of Deeds.

Subject to the Notice to Exercise of Option by High Banks Wind, LLC, recorded on October 18, 2023 as Instrument #2023-001038 in the official records of the Republic County Register of Deeds.

Oil and Gas:

An oil, gas and mineral lease, executed by Irene Benyshek as lessor and Miller-Christensen Oil Corporation as lessee, recorded on March 2, 1981 in Book 248, Page 17 in the official records of Republic County, Kansas Register of Deeds.

Note: This report is for informational purposes only. This is NOT a commitment to insure and has been issued as a report as to the status of the title only. This is not a commitment to insure, and no insurance is provided by this report; nor is the Company liable for errors or omissions in this informational report.

Please let me know if you have any questions or would like additional information.

Sincerely,

L Nightingale
Lavonne Nightingale, Title Agent
Cloud Republic County Title, LLC