

Transaction Identification Data for reference only:

Issuing Office File Number: 2506308

Property Address: 100th & Kingfisher Road Horton, KS 66439

INFORMATIONAL REPORT

Issued by

FINLEY MILLER TITLE SERVICES, LLC

SCHEDULE A

1. Commitment Date: **February 20, 2025, 7:00 am**
2. Policy to be issued:
 - (a) Owner's Policy

Proposed Insured: N/A
Proposed Policy Amount: N/A
 - (b) Loan Policy

Proposed Insured: N/A
Proposed Policy Amount: N/A
3. The estate or interest in the land described or referred to in this Commitment is **Fee Simple**.
4. Title is, at the Commitment Date, vested in: **David Compton a/k/a David E. Compton**
5. The land referred to in this Commitment is described as follows:
SEE ATTACHED EXHIBIT "A"

EXHIBIT "A"

The Southeast Quarter of the Northwest Quarter in Section 31, Township 4 South, Range 17 East of the 6th P.M.;

AND ALSO 10 acres described as follows: Beginning at the Northwest corner of said Southeast Quarter of the Northwest Quarter, running thence North 8 rods; thence East 36 rods; thence in a Northeasterly direction 16 rods to a point which is 30 rods West of the point on the half section line which point is 26 rods North of the Northeast corner of said Southeast Quarter of the Northwest Quarter; thence East 30 rods to half section line; thence South 26 rods to Northeast corner of said Southeast Quarter of Northwest Quarter; thence West to place of beginning;

AND ALSO the West Half of the Northeast Quarter except that part lying North of Railroad Right-of-Way through said land;

AND ALSO 28 acres, being that part of the Southeast Quarter lying North of Railroad Right-of-Way through said quarter;

AND ALSO a tract of land described as follows: Beginning at the Southwest corner of the Southeast Quarter of the Northeast Quarter, and running thence East 33 rods and 2 feet to the intersection of the North line of the Right-of-Way of the Southwest branch of the C.K. & N. Railway; thence along the North line of said Right-of-Way in a Northeasterly direction 13 rods 7 1/2 feet; thence North to the intersection of the Right-of-Way of Northwest branch of C.K. & N. Railway running out of Horton, Kansas; thence Northwesterly along the South line of said Right-of-Way 46 rods and 11 1/2 feet, to the intersection of the West line of the East Half of the Northeast Quarter; thence South to the place of beginning; subject to the Right-of-Way of the C.R.I. & P. Railway, and also to the deed to the County Commissioners of Brown County, Kansas for road purposes, all in Section 31, Township 4 South, Range 17 East of the 6th P.M., subject to any and all easements and highways;

AND ALSO A tract of land located in the Northeast One-Quarter of Section 31, Township 4 South, Range 17 East of the Sixth Principal Meridian, Brown County, Kansas, being more particularly described as follows: Beginning at the East One-Quarter corner of said Section 31; Thence N89°57'47" W and along the South line of the Northeast One-Quarter of said Section 31 a distance of 681.54 feet; Thence N58°00'05"E a distance of 129.44 feet; Thence 02°20'48" W a distance of 17.60 feet; thence N71°36-07"E a distance of 322.70 feet; Thence N80°41'08"E a distance of 271.55 to a point on the East line of said Northeast One-Quarter; Thence S00°25'04"W and along the East line of said Northeast One-Quarter a distance of 232.42 feet to the POINT OF BEGINNING

LESS the following tract located in the Northeast One-Quarter of Section 31, Township 4 South, Range 17 East of the Sixth Principal Meridian, Brown County, Kansas, being more particularly described as follows: Commencing at the East One-Quarter Corner of said Section 31; Thence N89°57'47"W and along the South line of the Northeast One-Quarter of said Section 31 a distance of 681.54 feet; Thence N58°00'05"E a distance of 129.44 feet; Thence N02°20'48"W a distance of 1074.67 feet to the Point of Beginning, Thence N02°20'48"W a distance of 561.03 feet; thence N60°04'14"W a distance of 1775.79 feet; Thence N89°52'59"W a distance of 439.01 feet; Thence S00°32'21"W a distance of 541.14

feet; thence S89°58'20"E a distance of 457.79 feet; Thence S00°44'25"W a distance of 540.96 feet; Thence S85°03'23"E a distance of 464.13 feet; Thence S 44°37'01"E a distance of 196.60 feet; Thence S80°20'55"E a distance of 527.94 feet; thence S49°53;55"E a distance of 146.05 feet; Thence S89°31'35"E a distance of 322.58 feet to the Point of Beginning.

BROWN COUNTY, KANSAS.

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SCHEDULE B 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.
 1. **Real estate taxes for the year 2024 in the amount of \$3,641.82 and prior years are shown paid in full. The tax identification number is 1-07521.**
 2. **Record release of real estate mortgage dated December 2, 2015, executed by David Compton, a single person, in favor of Union State Bank of Everest, Everest, KS, in the original amount of \$650,000.00, filed December 14, 2015, and recorded in Book 476, Page 679-687 of the Register of Deeds Office of Brown County, Kansas.**
 3. **Record release of real estate mortgage dated April 1, 2019, executed by David Compton, a single person, in favor of Union State Bank, Everest, KS, in the original amount of \$22500.00, filed April 5, 2019, and recorded in Book 493, Page 496-503 of the Register of Deeds Office of Brown County, Kansas.**

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. **Rights of claims of parties in possession not shown by the public records.**
3. **Easements, or claims of easements, not shown by public records.**
4. **Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey.**
5. **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.**
6. **Rights of way of railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the Land.**
7. **Access to and from the Land is afforded by virtue of common ownership thereof.**
8. **General taxes for the year 2024 and thereafter.**
9. **Rights-of-Way and easements for roadways, streets, and highways.**
10. **Said land described in Schedule A is within the boundaries of the Little Delaware-Mission Creek Watershed District No. 5 and therefore, may be subject to special taxation for said district.**
11. **An easement for water line to Rural Water District No. 3, Jackson County, Kansas, affecting all that part of the Southeast Quarter of Section 31, Township 4 South, Range 17 East lying South of C.R.I. & P. Railroad. Said easement recorded in Book 314 at Pages 689-690 of the Register of Deeds Office of Brown County, Kansas.**
12. **Order of Designation Pesticide Management Area limiting the input of Atrazine into surface water in the Delaware River Basin in Northeast Kansas filed August 11, 1992 at 8:10 A.M. and recorded in Book 345 at Pages 259-278 of the Register of Deeds Office of Brown County, Kansas.**

13. Terms and Conditions of Quit Claim Deed for Public Road dated February 14, 1912 in favor of County of Brown, filed April 2, 1912 at 11:00 a.m. in Book 362 at Page 123 in the Office of the Register of Deeds, Brown County, Kansas.
14. Oil and Gas Lease in favor of Meany Land & Inc, dated October 16, 2003, This Oil and Gas Lease is recorded in Book 405, Page 85 of the Register of Deeds Office of Brown County, Kansas. NOTE: Instruments of record affecting said lease are not further shown.
15. Terms and Conditions of Grant of Temporary Easement dated August 1, 2019 to Brown County, Kansas, filed August 1, 2019 at 10:00 a.m. in Book 495 at Page 434-436 in the Office of Register of Deeds, Brown County, Kansas.
16. Terms and Conditions of Deed Right of Way for Public Road dated August 1, 2019 to Brown County, Kansas, filed August 1, 2019 at 10:05 a.m. in Book 495 at Page 437-438 in the Office of the Register of Deeds, Brown County, Kansas.
17. Terms and Conditions of Boundary Survey dated March 31, 2018, filed July 25, 2018 at 8:45 a.m. in Book SUR4 at Page 129-130 in the Office of the Register of Deeds, Brown County, Kansas.