

COMMITMENT FORM

SCHEDULE A

Commitment Policy Number: C-26-23

Inquiries should be directed to: Joel R. Euler, Euler Abstract & Title LLC, Troy, KS 66087
TEL: (785) 985-3562 FAX: (785) 985-2322

1. Commitment Date: February 19, 2026 @ 7:00 A.M.

2. Policy to be issued: Amount

(a) 2021 ALTA Owner's Policy \$

Proposed Insured:

(b) 2021 ALTA Loan Policy \$

Proposed Insured:

3. The estate or interest in the Land at the Commitment date is Fee Simple.

Craig H. Larson, Trustee (or the successor trustee of the INLAND BUSINESS FORMS PROFIT SHARING PLAN.

4. The Title is, at the Commitment Date, vested in: Craig H. Larson, Trustee (or the successor trustee of the INLAND BUSINESS FORMS PROFIT SHARING PLAN, as disclosed in the Public Records.

5. The Land is described as follows:

The West Half of the Southeast Quarter of Section 33, Township 3, Range 19, Doniphan County, Kansas, containing 70.3 crop acres, EXCEPT the following, to-wit: Commencing at the Southwest Corner of the Southeast One-Quarter (SE 1/4) of Section Thirty-three (33), Township Three (3) South, Range Nineteen (19) East of the 6th P. M., Doniphan County, Kansas; thence South 89° 56' 43" East (assumed bearing), 490.56 feet along the South line of said SE 1/4 to the TRUE POINT OF BEGINNING; thence North 0° 03' 17" East, 417.57 feet; thence South 89° 56' 43" East, 521.29 feet along a line parallel with the South line of said SE 1/4; thence South 0° 03' 17" West, 417.57 feet to a point on the South line of said SE 1/4; thence North 89° 56' 43" West, 521.59 feet along said South line to the POINT AND PLACE OF BEGINNING. Said tract contains 5.00 acres, more or less, and is situate in the Southwest Corner of the West Half of the Southeast Quarter of Section 33 aforesaid. Subject to all public roads, easements, restrictions, reservations, covenants and conditions, if any, now of record.

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Commitment Schedule Form 1004-209

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

This policy valid only if Schedule B is attached.

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SCHEDULE B-I ALTA COMMITMENT Requirements

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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 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 premium, 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. Effective March 1, 2026, the U. S. Department of Treasury's Financial Crimes Enforcement Network ("FinCEN") requires that a Real Estate Report ("FinCEN Report") be filed with FinCEN for certain residential real estate transfers, including purchases with all cash or without institutional lender financing, where at least one buyer or transferee is a legal entity, limited liability company, corporation, partnership, trust, trustee or other non-natural person. If the proposed transaction involves a reportable transfer, the buyer(s) and seller(s) must, prior to closing, provide all information and documentation necessary to complete and file the FinCEN Report. If the required information is not fully and timely provided, Euler Abstract & Title LLC expressly reserves the right to withdraw as the settlement agent for the transaction. Additional information regarding FinCEN's reporting requirements is available at www.fincen.gov/rre.
6. Properly executed and recorded Warranty Deed from Craig H. Larson, Trustee (or the successor trustee of the INLAND BUSINESS FORMS PROFIT SHARING PLAN, in favor of to be determined, with payment of filing fees associated therewith.
7. Certified copies of the Articles of Incorporation of INLAND BUSINESS FORMS PROFIT SHARING PLAN. Company reserves the right to make further requirements and/or exceptions upon review of such documents.
8. Certificate of Good Standing issued by the Secretary of State of the State of Kansas reflecting that INLAND BUSINESS FORMS PROFIT SHARING PLAN, is currently in good standing and authorized to transact business in said State.
9. Company reserves right to make such further requirements as may be deemed necessary as a result of the completion of the hereinabove stated requirements.

SCHEDULE B-II ALTA COMMITMENT 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.

- II. 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:

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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. Encroachments, overlaps, boundary line disputes, and any other matter which would be disclosed an accurate survey and inspection of the premises.
4. Easements or claims of easements, not shown by the public records.
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. General Taxes for the year 2026, and all subsequent years, and special assessments due or payable therewith. Actual taxes assessed and paid for the year 2025 were in the amount of \$3,232.00, according to the records of the Doniphan County Treasurer. Tax ID. No. WR245A.
7. Right of Way from Charles B. Parker and Mae Parker, his wife, in favor of Platte Pipe Line Company, a Delaware Corporation, dated January 24, 1951, and filed in the records in the office of the Register of Deeds, Doniphan County, Kansas on March 2, 1951, at 9:15 A.M., in Book 133 at Page 187.
8. Pipeline Easement from The Craig H. and Marie F. Stewart Larson Family Trust, in favor of Rockies Pipeline LLC, a Delaware limited liability company dated November 9, 2006, and filed in the records in the office of the Register of Deeds aforesaid on December 1, 2006, at 10:00 A.M., in Book 263 at Pages 221-227.
9. Easement and Right-of-Way Agreement from The Craig H. and Marie F. Stewart Larson Family Trust, in favor of TransCanada Keystone Pipeline LP, a limited partnership dated November 11, 2008, and filed in the records in the office of the Register of Deeds aforesaid on February 12, 2009, at 9:00 A.M., in Book 272 at Pages 503-508.
10. Transmission Line Easement Agreement from Trustee(s) of Inland Business Forms Profit Sharing Plan in favor of Grain Belt Express LLC, an Indiana limited liability company dated May 11, 2021, and filed in the records in the office of the Register of Deeds aforesaid on November 15, 2021, at 11:39 A.M., in Book 325 at Pages 465-476.
11. Subject to any claims, judgments, decrees or liens of any governmental authority, whether federal, state or local, now of record in Doniphan County, Kansas, on the effective date hereof, relating to laws or regulations or violations of laws or regulations regarding public health or welfare, environmental protection, pollution of water, air or earth, above ground or underground storage tanks, hazardous substances of any kind, hazardous wastes of any kind, hazardous materials of any kind, wastes of any kind, asbestos, occupational health and safety, nuisances, trespasses and negligences.
12. Right-of-Way of public roads, highways, and streets.
13. All utility easements and access easements recorded and unrecorded.

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NOTE: Proposed policy of Title Insurance DOES NOT include any endorsements, including but not limited to Comprehensive endorsements (Form 1012-3), Environmental endorsements (Form 8.1) and endorsements assigning Insured's interests to any successor in interest. In the event that the Proposed Insured requires any endorsements to be included with such policy, such Insured must contact Company prior to issuance of the title insurance policy for necessary requirements and fees for specially ordered endorsements.

NOTE: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. _ 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. _ 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

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