

SCHEDULE A

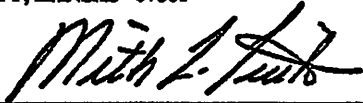
ALTA Commitment

FILE NO.: 217575

1. Commitment Date: August 3, 2021, at 8:00 am
2. Policy to be Issued:
 - (a) 2006 ALTA Owner's Policy
Proposed Insured: TBD
Proposed Policy Amount: TBD
 - (b) 2006 ALTA Loan Policy
Proposed Insured: TBD
Proposed Policy Amount: \$TBD
 - (c) _____ ALTA@ _____ Policy
Proposed Insured: _____
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, **Fee Simple** at the Commitment Date vested in: **7R Farm Company, Inc.**
5. The Land is described as follows:
The Northeast Quarter (NE/4) of Section Ten (10), Township Twenty-nine (29) South, Range Twenty-seven (27) West of the 6th P.M., EXCEPT one (1) acre located in the Northeast corner, which is reserved for a cemetery.

Issued through the Office of:

HIGH PLAINS TITLE, LLC
107 GUNSMOKE, P. O. BOX 878
DODGE CITY, KANSAS 67801



Authorized Signature MITCH L. LITTLE

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By



President

Attest

Secretary

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Schedule B-I

ALTA Commitment

Requirements

FILE NO.: 217575

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. Execute and record proper WARRANTY DEED, executed by 7R Farm Company, Inc. to To Be Determined. (A Kansas State Real Estate Sales Validation Questionnaire must accompany said Deed.)
6. Furnish company with properly executed AFFIDAVITS in order to receive Mechanic Lien and Survey Coverage on the Mortgage Policy to be issued.
7. The right is reserved to make additional requirements and/or exceptions.

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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.

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.
 - (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) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey
 - (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.
3. Taxes and special assessments for 2021 and subsequent years, not yet due and payable.
(For Information Only: Tax I.D.#CA03620)
4. Except and subject to RIGHT OF WAY EASEMENT dated May 2, 2013, filed of record June 5, 2013 at 12:53 P.M., in the Register of Deeds Office of Gray County, Kansas in Book 119 on Page 95-97, executed between Doris Robinson and The Victory Electric Cooperative Association.
5. Except and subject to RIGHT OF WAY EASEMENT dated June 27, 1946, filed of record January 7, 2013 at 8:51 A.M., in the Register of Deeds Office of Gray County, Kansas in Book 117 on Page 294, executed between Frank B. Robinson and Victory Electric Cooperative, Inc.
6. Except and subject to AFFIDAVIT dated June 24, 1948, filed of record June 28, 1948 at 8:00 A.M., in the Register of Deeds Office of Gray County, Kansas in Book 56 on Page 84.
7. Except and subject to rights of way and easements for roadways, streets, highways and railways.
8. This policy does not insure against loss or damage as a result of the denial or impairment of access over the existing roadways and railways to the insured premises.
9. The square footage or acreage shown on Schedule "A" is neither insured nor guaranteed, but shown for description only.
10. Except and subject to any mineral rights, interest and reservations of record, if any, including Oil and Gas Leases, Assignments, Memorandum's, and interest of record, if any, regarding minerals whatsoever, and all other matters thereto.
11. Except and subject to railroad rights of way, switch tracts, spur tracts, electric and telephone transmission lines; and to include any and all wind, wind towers and easements; and all other easements, if any over the premises.
12. Except and subject to any portion of the property within any public road.

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13. **Except and subject to any interest outstanding of record, in and to all the oil, gas and other minerals in and under and that may be produced from said premises, together with all rights incident to or growing out of said outstanding minerals, including but not limited to outstanding oil and gas leases, easements, memorandum's and ratifications.**
14. **Including and subject to any Wind, Memorandum's, Easements, Amendments, Ratification, and or Development Plans.**
15. **Subject to Any adverse claim based upon the assertion that:**
 - a. **Said land or any part thereof is now or at anytime has been below the ordinary high water mark of the River.**
 - b. **Some portion of said land has been created by artificial means or has accepted to such portion so created.**
 - c. **Some portion of said land has been brought within he boundaries thereof by an aversive movement of the River, or has been formed by accretion to any such portion.**
 - d. **The Boundary of the Low Banks and High Banks of the River, are Meander Lines and are subject to change with the fluctuations of the River. The Right of usage is Governed by the State**
16. **Except and subject to the terms and conditions of State Statutes and State Regulations as they pertain to the amount and usage of land found in the boundaries between the high bank and low bank of the Arkansas River.**
17. **Except and subject to Rights of the United States, the State of Kansas, and the public in and to the navigable servitudes of the Arkansas River.**
18. **Except and subject to land lying below the normal high water mark of the Arkansas River, and to land between the harbor or levy lines as established by governmental authority and the low water lines.**

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