

LYON COUNTY TITLE, L.L.C.
423 Commercial
Emporia, KS 66801

Agent For: **FIRST AMERICAN TITLE INSURANCE COMPANY**

“INFORMATIONAL REPORT ONLY”

Prepared For: Vaughan Roth Schedule A

REPORT NO.: 25-16241

FILE NO.: TI-16241

EFFECTIVE DATE: November 3, 2025 at 7:55 o'clock A.M.

Inquiries Should Be Directed To: Shirley Glasgow
343-1490

1. Title to the fee simple estate or interest in the land described or referred to in this Report is at the effective date hereof vested in:

WDS Holdings, LLC

2. The land referred to in this Report is described as follows:

The West half of the Northeast Quarter (W ½ NE ¼) and the East half of the Northwest Quarter (E ½ NW ¼) of Section 36, Township 16 South, Range 5 East of the 6th P.M., Morris County, Kansas, same being 159 acres, more or less.

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Schedule B-I

REPORT NO: 25-16241

1. NOTE: This is NOT a commitment to insure and has been issued as a report as to the status of title only, and as such should not be relied upon for a Real Estate Transaction. 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 report.
If a Commitment for Title Insurance is desired, the identity of the entities to be insured and policy amounts must be disclosed to this Company, and this Company will then issue a Commitment for Title Insurance disclosing all requirements for issuance of the policy, as well as any additional exceptions which may then be necessary.

Limitation of Liability for Informational Report

IMPORTANT-READ CAREFULLY: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance commitment or preliminary report, or any form of title insurance of guaranty. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without First American's prior written consent. First American does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that First American's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that First American would not have issued this report but for the limitation of liability described above. First American makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

SPECIAL EXCEPTIONS

2. General taxes and special assessments for the year 2025 and subsequent years. (Tax ID#02549) (2025 taxes were in the amount of \$1,272.24) (2025 taxes are UNPAID, 2025 taxes are not yet due or payable)
3. An oil and gas lease to Midwest Drilling Company, filed January 25, 1962 at 9:30 o'clock A.M., in Book 15, page 397 and assigned in Book 15, page 415, in the office of the Register of Deeds, Morris County, Kansas.
4. An oil and gas lease to Twin Cities Equip. Co. Inc, filed January 19, 1965 at 9:15 o'clock A.M., in Book 16, page 133, in the office of the Register of Deeds, Morris County, Kansas.

5. An oil and gas lease to Discovery Oil Inc., filed November 6, 1981 at 11:00 o'clock A.M., in Book 27, page 660 and assigned in Book 29, page 217 and in Book 29, page 215 and in Book 31, page 295, in the office of the Register of Deeds, Morris County, Kansas.
6. An oil and gas lease to Thomas M. Collister, filed October 19, 1984 at 11:15 o'clock A.M., in Book 33, page 435 and assigned in Book 33, page 435, in the office of the Register of Deeds, Morris County, Kansas.
7. Any right of ways for roads or highways.
8. Terms and conditions of contracts, if any, with the United States Department of Agriculture.
9. Rights of Agricultural Tenants in possession, if any.

END OF SCHEDULE B