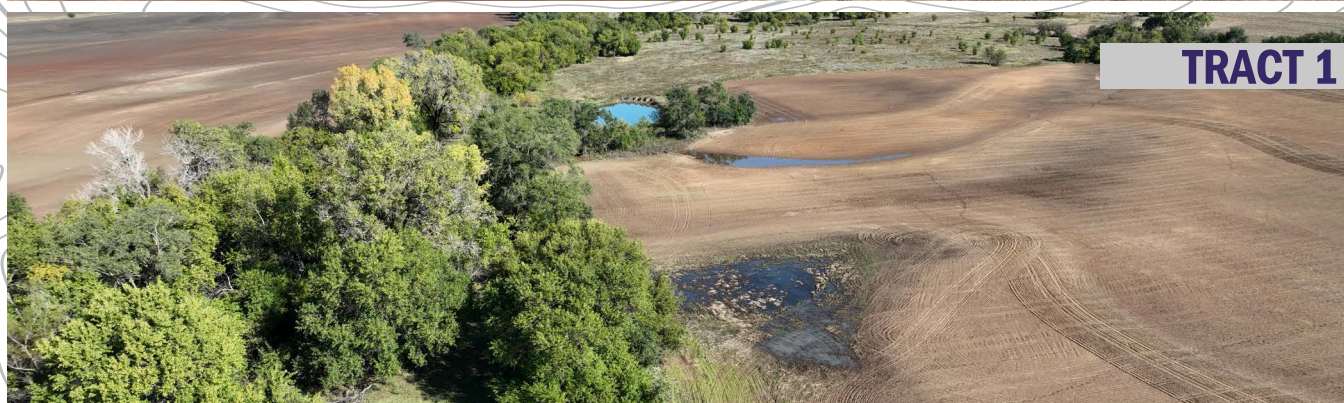
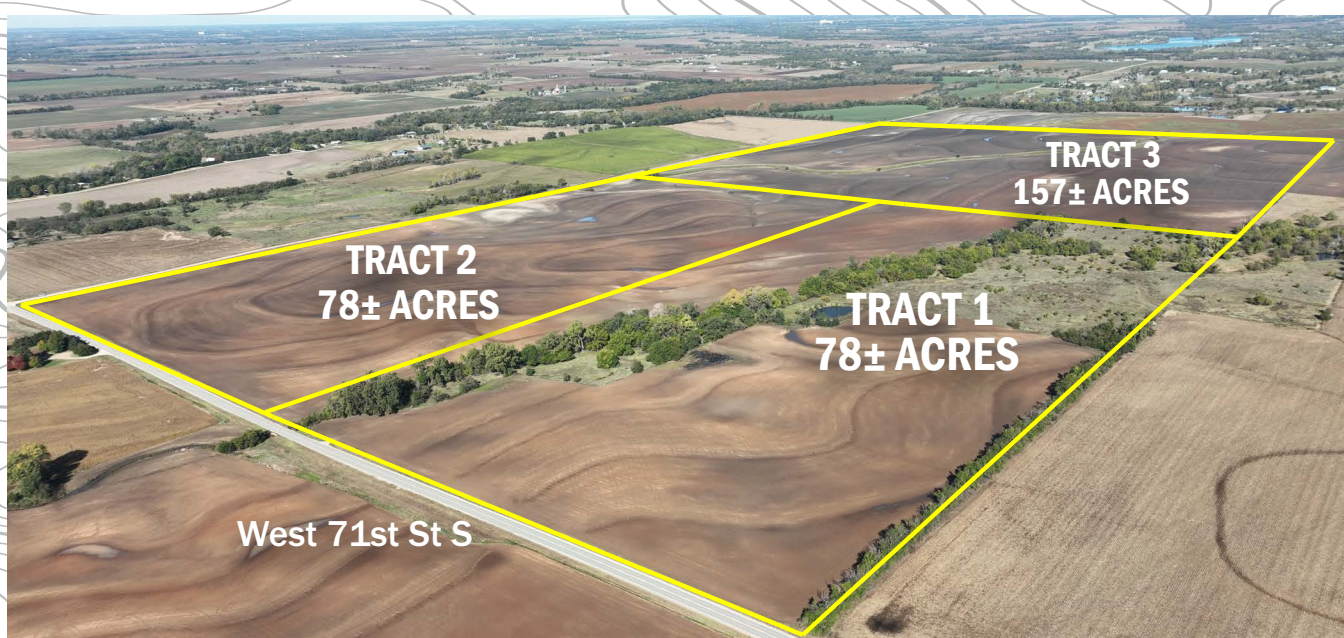


313± Acres
Sedgwick County, KS
Thursday, Dec 11
at 11:00 AM CT

Live Auction Location:
GF&A Auction Facility
12140 W K-42 Highway,
Wichita, KS

ONLINE BIDDING:
gavelroads.com



313± total acres of rolling terrain with outstanding potential for multiple uses, from growing your farm operation to rural residential development to a sprawling homesite. With blacktop frontage, Garden Plain schools and proximity to Wichita this acreage is one of a kind.

Tract 1 features 78± acres with 53± to cultivation and 25± acres of pasture, mature trees, and a small pond providing wonderful wildlife habitat. This parcel has fantastic potential for a homesite or rural development with blacktop frontage on 71st St.

Tract 2 offers 78± acres of rolling cultivation on the corner of 71st St S and 247th St W. With blacktop frontage and proximity to Wichita, Goddard, Garden Plain, and Clonmel this property could continue to be farmed or developed for growth in southwest Sedgwick County.

Tract 3 provides 157± acres of rolling terraced cultivation and a waterway meandering through the property. On the southeast corner of West 63rd St S and South 247th St W, this larger tract could continue to be farmed or developed for rural residential.

Location: From Wichita, head southwest on K-42 Highway to West 71st St S at Clonmel. Head west 3 ½ miles. Tract 1 is on the north side of 71st. Tract 2 is on the northeast corner of 71st and 247th while Tract 3 is ½ mile north on the southeast corner of West 63rd St S and South 247th St W.

Taxes: 2025 taxes will be paid by the seller. 2026 taxes will be prorated to the closing date.

Minerals: Seller's mineral interests will pass to Buyer.

Possession: Pasture upon closing. Cultivation after the 2026 wheat harvest.

Legal Description:

Tract 1: E ½ SW ¼ 35-28-3W
Tract 2: W ½ SW ¼ 35-28-3W
Tract 3: NW ¼ 35-28-3W
Sedgwick County, KS

Property Highlights

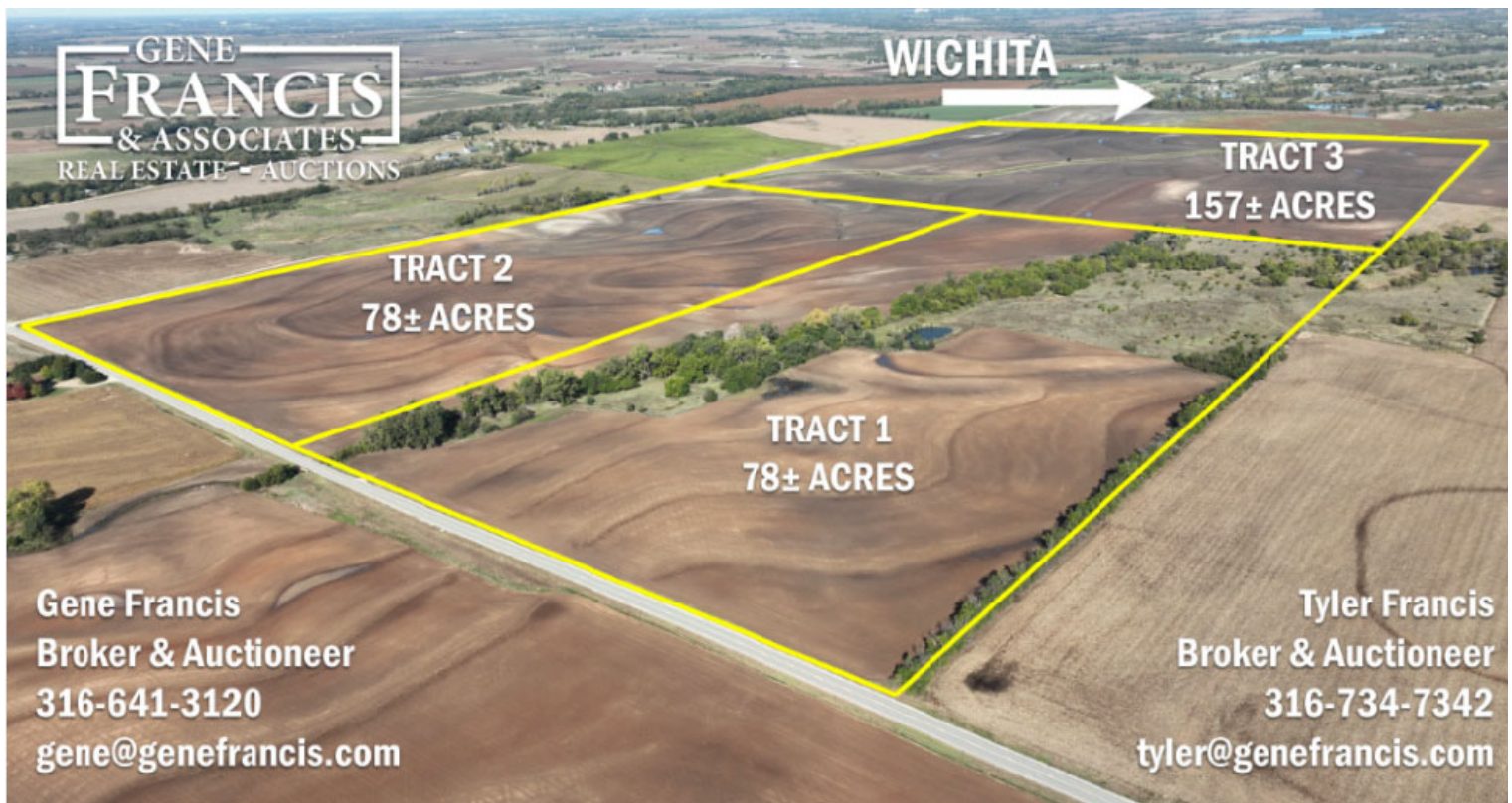
- Rolling terrain, terraced cultivation, pasture, mature trees, small pond
- Ideal location for development, homesites, or farming operation
- Blacktop frontage and Garden Plain schools
- Close proximity to Wichita, Clonmel, Garden Plain, Goddard
- Good wildlife habitat

Terms: Earnest money required and shall be paid the day of auction with the balance due on or before January 12, 2026. Earnest money to be paid: \$12,500 on Tract 1, \$12,500 on Tract 2, and \$25,000 on tract 3. The property is selling in "as is" condition and is accepted by the Buyer without any expressed or implied warranties. It is the Buyer's responsibility to have any and all inspections completed prior to bidding. The Buyer and Seller shall split equally in the cost of title insurance and the closing fee. Bidding is not contingent upon financing. If necessary, financing needs to be arranged and approved before the auction. Statements made on the day of the auction take precedence over all printed advertising and previously made oral statements. Gene Francis & Associates and Gavel Roads are agents of the Seller. There is no Buyer's premium. Broker registration must be received no later than 24 hours prior to the auction.



TABLE OF CONTENTS

- FSA Reports - Tracts 1, 2, 3
- Appraisal Card - Tracts 1, 2
- Property Tax - Tracts 1, 2
- Soil Reports - Tract 1
- Soil Reports - Tract 2
- Title Commitment - Tracts 1, 2
- Appraisal Card - Tract 3
- Property Tax - Tract 3
- Soil Report - Tract 3
- Title Commitment - Tract 3





Abbreviated 156 Farm Record

Operator Name : MARK & TODD PAULY JV
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
312.95	286.45	286.45	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	286.45	13.90			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT, SORGH, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	258.21	0.00	37	
Grain Sorghum	0.53	0.00	87	
Soybeans	36.56	0.00	36	
TOTAL	295.30	0.00		

NOTES

Tract Number : 2295

Description : G-15 SW1/4 35-28-3W
FSA Physical Location : KANSAS/SEDGWICK
ANSI Physical Location : KANSAS/SEDGWICK
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : MARGARET A WEBER FAMILY TRUST
Other Producers : MARK J PAULY, TODD PAULY, JAMI PELZ
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
156.75	130.25	130.25	0.00	0.00	0.00	0.00	0.0

KANSAS
SEDGWICK

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9926

Prepared : 11/17/25 3:04 PM CST

Crop Year : 2026

Tract 2295 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	130.25	6.40	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	117.49	0.00	37
Grain Sorghum	0.24	0.00	87
Soybeans	16.63	0.00	36
TOTAL	134.36	0.00	

NOTES

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Tract Number : 10439

Description : G-15 NW1/4 35-28-3W
FSA Physical Location : KANSAS/SEDGWICK
ANSI Physical Location : KANSAS/SEDGWICK
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : MARGARET A WEBER FAMILY TRUST
Other Producers : MARK J PAULY, TODD PAULY
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
156.20	156.20	156.20	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	156.20	7.50	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	140.72	0.00	37
Grain Sorghum	0.29	0.00	87
Soybeans	19.93	0.00	36
TOTAL	160.94	0.00	

NOTES

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KANSAS
SEDGWICK

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 9926

Prepared : 11/17/25 3:04 PM CST

Crop Year : 2026

Abbreviated 156 Farm Record

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Operator Name and Address

MARK & TODD PAULY JV

24517 W 71ST ST S

VIOLA, KS 67149-9550

Original: BEB

Revision: SES

Cropland: 286.45

Farmland: 312.95

Tract Number	CLU/Field	Crop/Commodity	Var/Type	Int Use	Irr. Pr.	Org Stat	Nat. Sod	C/C Stat	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Field ID	Plant Count	Planting Date	Planting Period	End Date
2295	1	WHEAT	HRW	GR	N	C	N	I	A	103.21		Yes			10/24/2024	01	
Producer OT - MARK J PAULY OT - TODD PAULY						Share	50.00 50.00	FSA Physical Location		Sedgwick, Kansas Sedgwick, Kansas				NAP Unit 7405	Signature Date 11/06/2024		
2		WHEAT	HRW	GR	N	C	N	I	A	27.04		Yes			10/12/2024	01	
Producer OT - MARK J PAULY OT - TODD PAULY						Share	50.00 50.00	FSA Physical Location		Sedgwick, Kansas Sedgwick, Kansas				NAP Unit 7405	Signature Date 11/06/2024		
3		GRASS	NAG	GZ	N	C	N	I	A	26.50		No				01	2030
Producer OT - JAMI K PELZ						Share	100.00	FSA Physical Location		Sedgwick, Kansas				NAP Unit 8759	Signature Date 11/06/2024		

Tract 2295 Summary

PP	Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP	Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP	Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty		
01	WHEAT	HRW	GR	N	A	130.25	01	GRASS	NAG	GZ	N	A	26.50									
Photo Number/Legal Description: G-15 SW1/4 35-28-3W																						
Cropland: 130.25						Reported on Cropland: 130.25						Difference: 0.00						Reported on Non-Cropland: 26.50				

10439	1	WHEAT	HRW	GR	N	C	N	I	A	62.71		Yes			10/15/2024	01	
Producer OT - MARK J PAULY OT - TODD PAULY						Share	50.00 50.00	FSA Physical Location		Sedgwick, Kansas Sedgwick, Kansas				NAP Unit 7405	Signature Date 11/06/2024		
1		SOYBN	COM	GR	N	C	N	D P	A	62.71		Yes				01	
Producer OT - MARK J PAULY OT - TODD PAULY						Share	50.00 50.00	FSA Physical Location		Sedgwick, Kansas Sedgwick, Kansas				NAP Unit 7405	Signature Date 07/29/2025		
2		WHEAT	HRW	GR	N	C	N	I	A	86.12		Yes			10/24/2024	01	
Producer OT - MARK J PAULY OT - TODD PAULY						Share	50.00 50.00	FSA Physical Location		Sedgwick, Kansas Sedgwick, Kansas				NAP Unit 7405	Signature Date 11/06/2024		
2		SOYBN	COM	GR	N	C	N	D P	A	86.12		Yes				01	
Producer OT - MARK J PAULY OT - TODD PAULY						Share	50.00 50.00	FSA Physical Location		Sedgwick, Kansas Sedgwick, Kansas				NAP Unit 7405	Signature Date 07/29/2025		

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PAGE: 2

Planting Period	End Date
--------------------	-------------

Tract Number	CLU/Field	Crop/Commodity	Var/Type	Int Use	Irr. Pr.	Org Stat	Nat. Sod	C/C Stat	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Field ID	Plant Count	Planting Date	Planting Period	End Date
10439	3	GRASS	SMO	FG	N	C	N	I	A	7.37		Yes			09/01/2005	01	CC

NAP Unit 7405 Signature Date 03/14/2017

Tract 10439 Summary

PP	Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP	Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP	Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty
01	WHEAT	HRW	GR	N	A	148.83	01	GRASS	SMO	FG	N	A	7.37	01	SOYBN	COM	GR	N	A	148.83

Photo Number/Legal Description: G-15 NW1/4 35-28-3W

Cropland: 156.20

Reported on Cropland: 156.20

Difference: 0.00

Reported on Non-Cropland: 0.00

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a – as amended). The authority for requesting the information identified on this form is 7 CFR Part 718, the Farm Security and Rural Investment Act of 2002 (Pub L. 107-171), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to collect producer certification of the report of acreage of crops/commodities and land use data which is needed in order to determine producer eligibility to participate in and receive benefits under FSA programs. The information collected on the form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated) and USDA/FSA-14, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information may result in a denial of the producer's request to participate in and receive benefits under FSA programs. According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-0175. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

					Crop/ Commodity	Variety/ Type	Share						Crop/ Commodity	Variety/ Type	Share						Crop/ Commodity	Variety/ Type	Share
MARK J PAULY					WHEAT	HRW	50.00						GRASS	SMO	50.00						SOYBN	COM	50.00
JAMI K PELZ					GRASS	NAG	100.00																
TODD PAULY					WHEAT	HRW	50.00						GRASS	SMO	50.00						SOYBN	COM	50.00
PP	Crop/ Commodity	Variety/ Type	Int Use	Irr Prac	Reporting Unit	Rpt/Det Failed		Rpt/Det Exp					Rpt/Det Pvt		Rpt/Det Vol			Rpt/Det NA					
01	SOYBN	COM	GR	N	A								148.83										
PP	Crop/ Commodity	Variety/ Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity		Determined Quantity		PP	Crop/ Commodity	Variety/ Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity		Determined Quantity					
01	GRASS	NAG	GZ	N	A	26.50				01	WHEAT	HRW	GR	N	A	279.08							
01	GRASS	SMO	FG	N	A	7.37																	

CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farm as applicable. I certify that for any crop for which NAP coverage has been obtained tha t the applicable crop, type, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

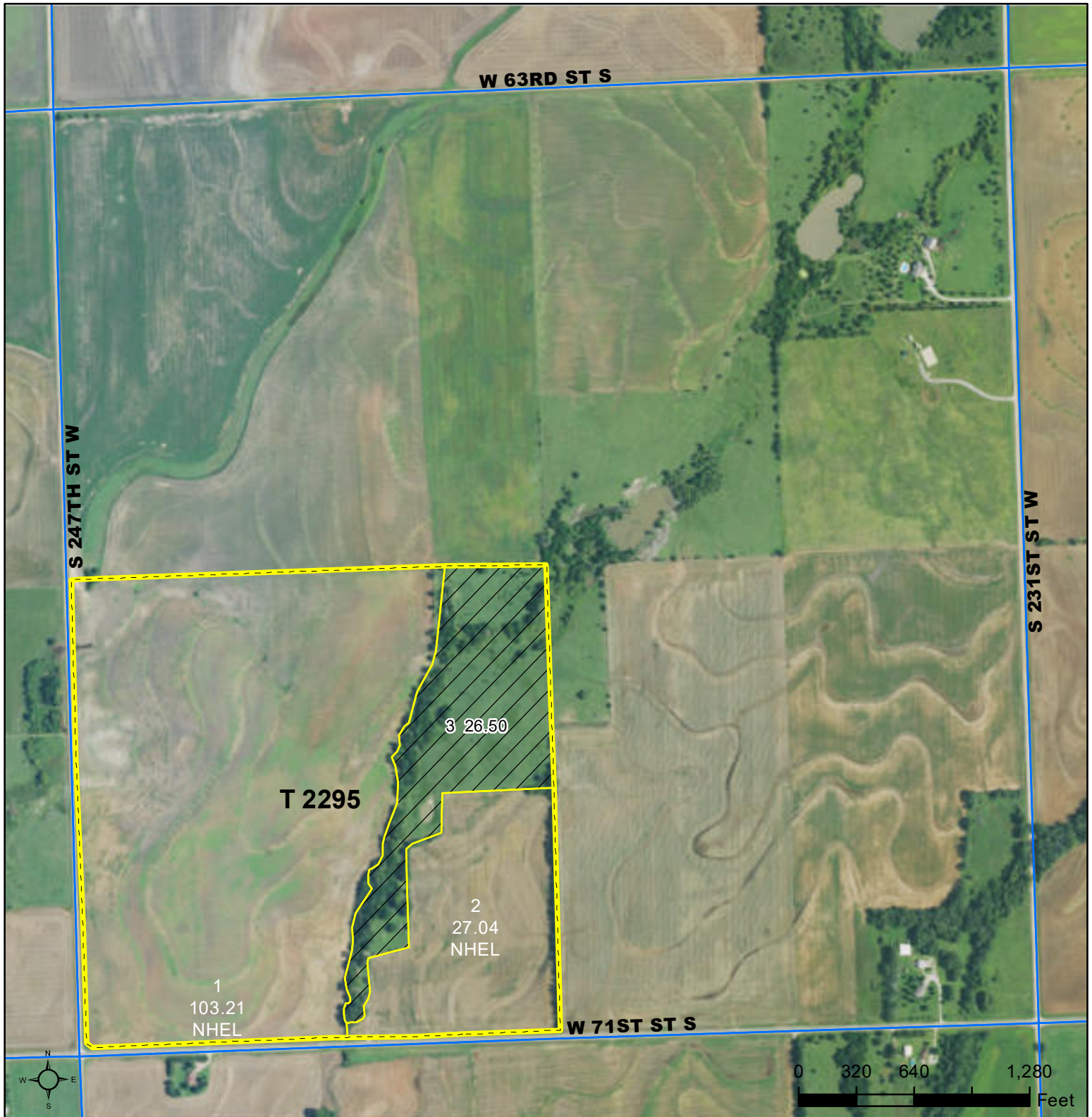
Producer's Signature (By)	Title/Relationship of Individual Signing in the Representative Capacity	Date

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United States
Department of
Agriculture

Sedgwick County, Kansas



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

- Tract Boundary
- PLSS

Unless noted on field:

- | | |
|-----------------------------|--------------------------------|
| 1/ All Wheat HRW, NI, GR | 6/ Grass SMO, NI, FG |
| 2/ All Sorghum GRS, NI, GR | 7/ Alfalfa, NI, FG |
| 3/ All Corn YEL, NI GR | 8/ Sorghum Forage Cane, NI, FG |
| 4/ All Soybeans COM, NI, GR | 9/ Cotton, Upland, NI, GR |
| 5/ Grass NAG, NI, GZ | 10/ Grass NAG, NI, LS |

Tract Cropland Total: 130.25 acres

2025 Program Year

Map Created October 21, 2024

Farm **9926**
Tract **2295**

35-28-3

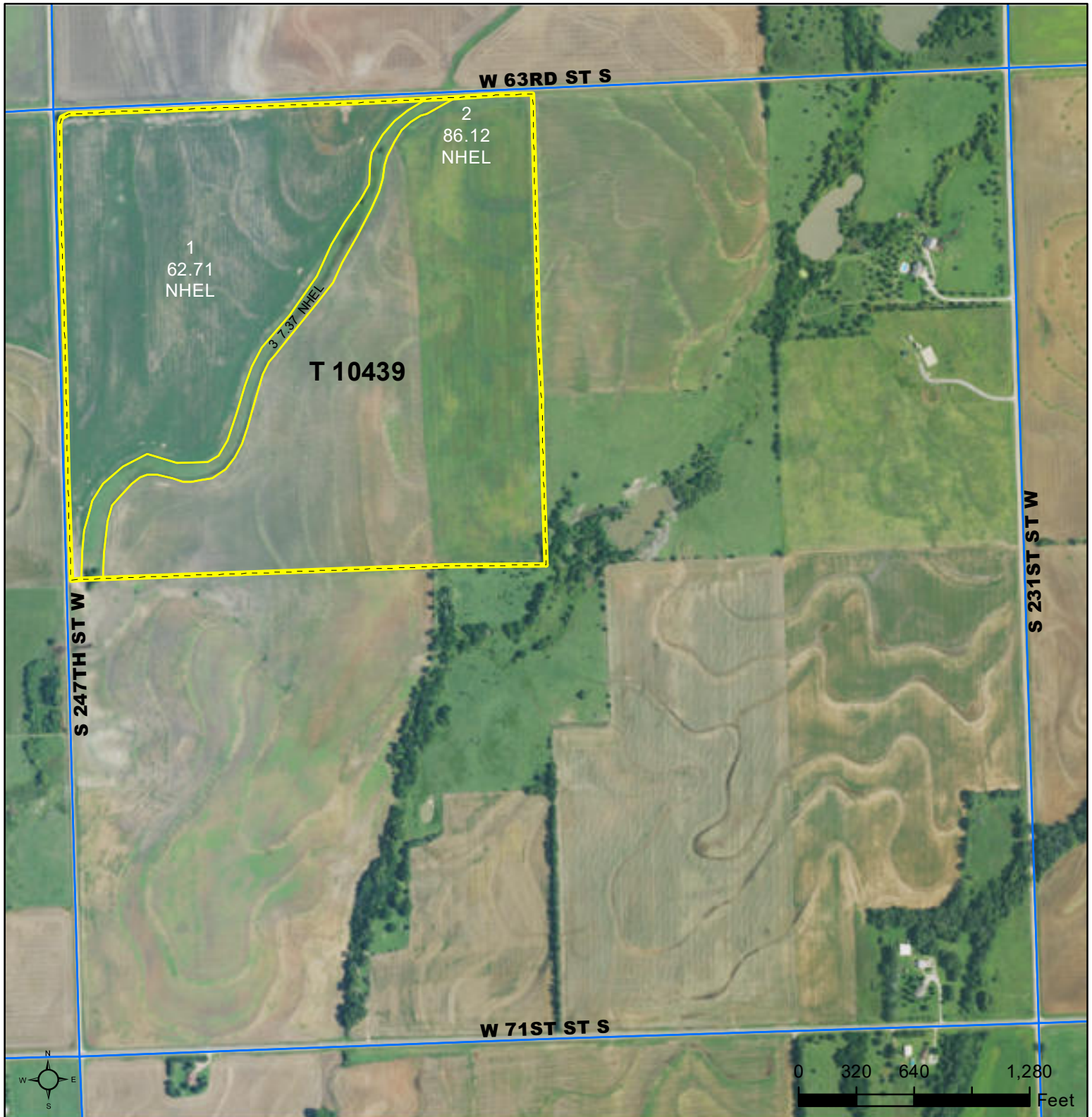
Displayed over 2023 NAIP

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United States
Department of
Agriculture

Sedgwick County, Kansas



Common Land Unit PLSS

- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Unless noted on field:

- | | |
|-----------------------------|--------------------------------|
| 1/ All Wheat HRW, NI, GR | 6/ Grass SMO, NI, FG |
| 2/ All Sorghum GRS, NI, GR | 7/ Alfalfa, NI, FG |
| 3/ All Corn YEL, NI, GR | 8/ Sorghum Forage Cane, NI, FG |
| 4/ All Soybeans COM, NI, GR | 9/ Cotton, Upland, NI, GR |
| 5/ Grass NAG, NI, GZ | 10/ Grass NAG, NI, LS |

Tract Cropland Total: 156.20 acres

2025 Program Year

Map Created October 22, 2024

Farm 9926
Tract 10439

35-28-3

Displayed over 2023 NAIP

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Parcel ID: 087-187-35-0-31-00-001.00-

Quick Ref: R166853

Tax Year: 2025 **Run Date:** 10/16/2025 4:18:46 PM

OWNER NAME AND MAILING ADDRESS

WEBER, MARGARET A LIV TR

1943 N 231ST ST W

GODDARD, KS 67052-9166

PROPERTY SITUS ADDRESS

LAND BASED CLASSIFICATION SYSTEM

Function: 9010 Farming / ranch **Sfx:**
Activity: 8100 Farming, plowing, tilling, harv
Ownership: 1100 Private-fee simple
Site: 3100 Dev Site - crops, grazing etc

GENERAL PROPERTY INFORMATION

Prop Class: A Agricultural Use - A
Property Type: A-Agricultural Use
Living Units:
Zoning: RR
Multi-Zoning: N **Non-Conforming:** N
Neighborhood: 716.1 716.1
Economic Adj. Factor:
Map / Routing: /
School District: 0610 USD 267
Legacy ID: 00251570
Investment Class:
Tax Unit Group: 0107-0107 726 AFTON TW
267-CCW AF

TRACT DESCRIPTION

SW 1/4 SEC 35-28-3W

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
12/15/2023	8:00 AM	19	RE	558		
08/07/2019	1:37 PM	11	RE	556		
01/18/2018	7:38 AM	19	RE	556		

No Image Available

PROPERTY FACTORS

Topography:	Rolling - 4
Utilities:	None - 8
Access:	Semi Improved Road - 2
Fronting:	Secondary Street - 3
Location:	Unknown
Parking Type:	None - 0
Parking Quantity:	None - 0
Parking Proximity:	Far - 0
Parking Covered:	
Parking Uncovered:	

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
--------	--------	------	------------	--------	--------

2025 APPRAISED VALUE

Cls	Land	Building	Total
A	21,470	0	21,470

2024 APPRAISED VALUE

Cls	Land	Building	Total
A	24,310	0	24,310

Total	21,470	0	21,470	Total	24,310	0	24,310
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MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
-------	-------	-------------

NEW CONSTRUCTION

Class	Value	Reason Code
-------	-------	-------------

MARKET LAND INFORMATION

Size	Type	Link	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	\$/Unit	Value Est
------	------	------	-------	--------	-------	--------	------	-------	------	-------	------	-----	-----	-------	-----------	----------	---------	---------	---------	-----------

Total Market Land Value	0
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AGRICULTURAL LAND

COMMENTS

IMPROVEMENT COST SUMMARY



Parcel ID: 087-187-35-0-31-00-001.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R166853



Tax Year: 2025 Run Date: 10/16/2025 4:18:46 PM

Ag Type	Ag Acres	Soil Unit	Irr Type	Well Depth	Acre Feet	Acre Ft/Ac	Adj Code	Govt Prog	Base Rate	Adj Rate	Ag Value
DR	12.37	4570				0.00			10	10	120
DR	65.58	5982				0.00			213	213	13,970
DR	10.30	6051				0.00			10	10	100
DR	13.55	6364				0.00			172	172	2,330
DR	13.64	6370				0.00			206	206	2,810
DR	14.04	6419				0.00			10	10	140
NG	9.06	5982				0.00			62	62	560
NG	17.35	6051				0.00			82	82	1,420
NG	0.12	6364				0.00			32	32	10
NG	0.09	6370				0.00			32	32	10

Other Improvement RCN:	0
Eco Adj:	100
Other Improvement Value:	0

AG LAND SUMMARY

Dry Land Acres:	129.48
Irrigated Acres:	0.00
Native Grass Acres:	26.62
Tame Grass Acres:	0.00
Total Ag Acres:	156.10
Total Ag Use Value:	21,470
Total Ag Mkt Value:	1,084,710



Property Taxes and Appraisals

SW 1/4 SEC 35-28-3W

Property Description

Property Type	Agricultural Use
Legal Description	SW 1/4 SEC 35-28-3W
Property Address	
Owner	WEBER MARGARET A LIV TR
Mailing Address	1943 N 231ST ST W GODDARD KS 67052-9166
Geo Code	AF 00188
PIN	00251570
AIN	187350310000100
Quick Ref ID	R166853
Tax Unit	0107 726 AFTON TWPU-267-CCW AF
Land Use	9010 Farming/ranch land (no improvements)
2025 Market Land Square Feet	0
2025 Total Acres	156.10
2025 Total Ag Acres	156.10
2025 Appraisal Value	\$21,470
2025 Assessment Value	\$6,441

Property Value Estimates

Final Value Section Explanation	
2025 Appraised Value	\$21,470
2025 Value Method	COST
Override Reason	

Method	Value
Cost Estimate	\$21,470
Market Estimate	\$0
MRA Estimate	\$0
Weighted Estimate	\$0
Indexed Estimate	\$0

Agricultural Land Characteristics

Total Ag Acres (All Types)	156.10	
Total Dry Crop Acres	129.48	
Total Irrigated Acres	0.00	
Total Native Grass Acres	26.62	
Total Tame Grass Acres	0.00	
	Use Value	Market Value
Total Ag Value (All)	\$21,470	\$1,084,710
Dry Crop	\$19,470	\$868,720
Irrigated	\$0	\$0
Native Grass	\$2,000	\$215,980
Tame Grass	\$0	\$0

* Information on the property card is as of January 1st

Appraisal Values

Year	Class	Values		
2025	Agricultural	\$21,470	Land	
		\$0	Improvements	
		\$21,470	Total	(-12%)
2024	Agricultural	\$24,310	Land	
		\$0	Improvements	
		\$24,310	Total	(-18%)
2023	Agricultural	\$29,510	Land	
		\$0	Improvements	
		\$29,510	Total	(-9%)

Assessment Values

Year	Class	Values		
2025	Agricultural	\$6,441	Land	
		\$0	Improvements	
		\$6,441	Total	(-12%)
2024	Agricultural	\$7,293	Land	
		\$0	Improvements	
		\$7,293	Total	(-18%)
2023	Agricultural	\$8,853	Land	
		\$0	Improvements	
		\$8,853	Total	(-9%)

Year	Class	Values	
2022	Agricultural	\$32,420	Land
		\$0	Improvements
		\$32,420	Total (-2%)
2021	Agricultural	\$33,210	Land
		\$0	Improvements
		\$33,210	Total (-1%)
2020	Agricultural	\$33,610	Land
		\$0	Improvements
		\$33,610	Total (-2%)
2019	Agricultural	\$34,210	Land
		\$0	Improvements
		\$34,210	Total
2018	Agricultural	\$34,210	Land
		\$0	Improvements
		\$34,210	Total (+5%)
2017	Agricultural	\$32,610	Land
		\$0	Improvements
		\$32,610	Total (+8%)
2016	Agricultural	\$30,160	Land
		\$0	Improvements
		\$30,160	Total

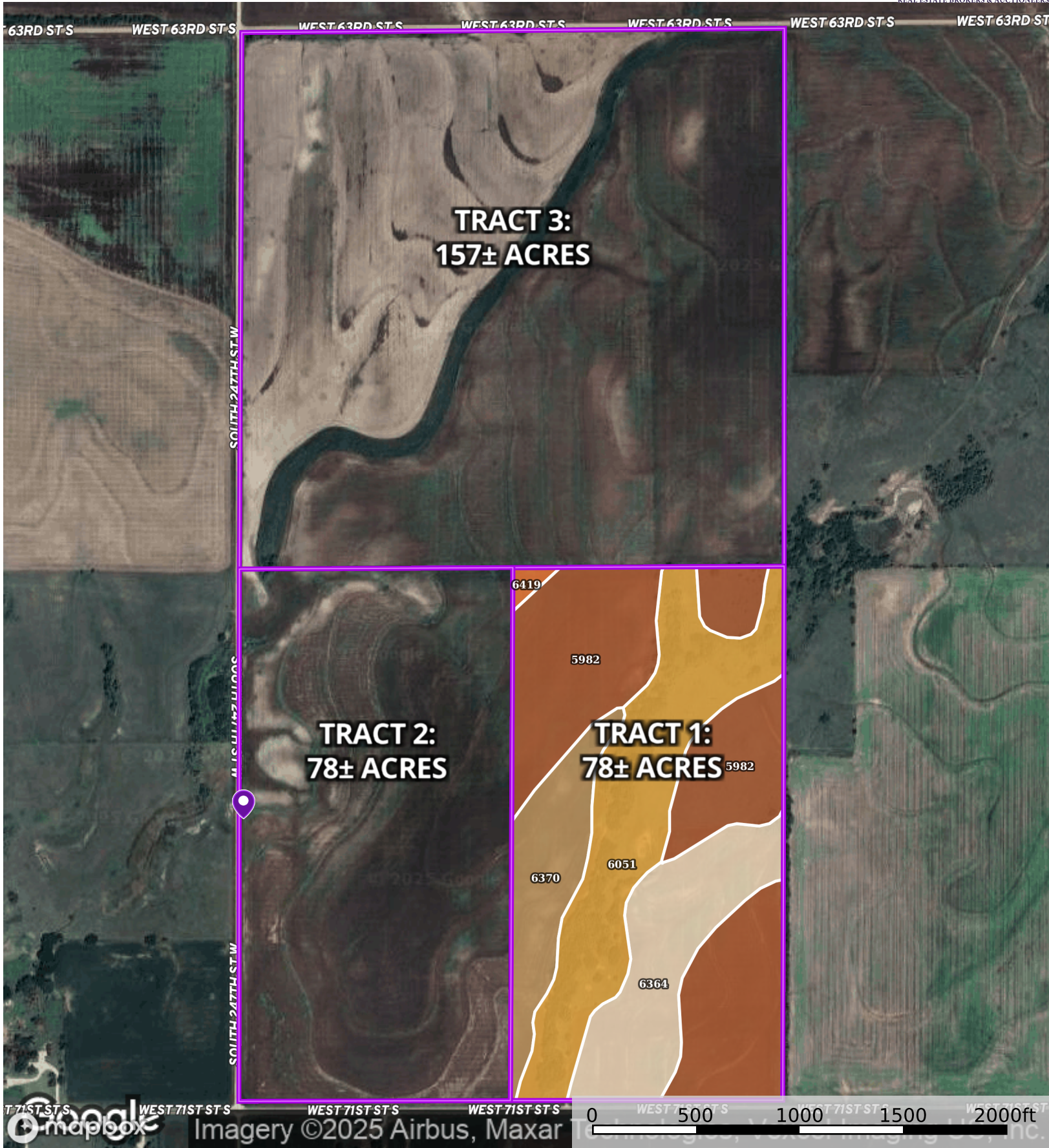
Year	Class	Values	
2022	Agricultural	\$9,726	Land
		\$0	Improvements
		\$9,726	Total (-2%)
2021	Agricultural	\$9,963	Land
		\$0	Improvements
		\$9,963	Total (-1%)
2020	Agricultural	\$10,083	Land
		\$0	Improvements
		\$10,083	Total (-2%)
2019	Agricultural	\$10,263	Land
		\$0	Improvements
		\$10,263	Total
2018	Agricultural	\$10,263	Land
		\$0	Improvements
		\$10,263	Total (+5%)
2017	Agricultural	\$9,783	Land
		\$0	Improvements
		\$9,783	Total (+8%)
2016	Agricultural	\$9,048	Land
		\$0	Improvements
		\$9,048	Total

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2025	109.029000	\$702.26	\$0.00	\$0.00	\$0.00	\$702.26	\$0.00	\$702.26
2024	110.018000	\$802.35	\$0.00	\$0.00	\$0.00	\$802.35	\$802.35	\$0.00
2023	111.751000	\$989.33	\$0.00	\$0.00	\$0.00	\$989.33	\$989.33	\$0.00
2022	113.207000	\$1,101.05	\$0.00	\$0.00	\$0.00	\$1,101.05	\$1,101.05	\$0.00
2021	113.447000	\$1,130.27	\$0.00	\$0.00	\$0.00	\$1,130.27	\$1,130.27	\$0.00
2020	112.306000	\$1,132.36	\$0.00	\$0.00	\$0.00	\$1,132.36	\$1,132.36	\$0.00
2019	112.598212	\$1,155.59	\$0.00	\$0.00	\$0.00	\$1,155.59	\$1,155.59	\$0.00
2018	112.280000	\$1,152.32	\$0.00	\$0.00	\$0.00	\$1,152.32	\$1,152.32	\$0.00
2017	113.952000	\$1,114.78	\$0.00	\$0.00	\$0.00	\$1,114.78	\$1,114.78	\$0.00
2016	114.126000	\$1,032.58	\$0.00	\$0.00	\$0.00	\$1,032.58	\$1,032.58	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	27.567000
0401 AFTON TOWNSHIP	7.447000
0610 USD 267	14.394000
0610 USD 267 SC	7.998000
0610 USD 267 SG	20.000000
0722 USD 267 BOND	12.045000
1108 SEDG CO FIRE DISTRICT #1	16.754000
1401 SOUTH CENTRAL KANSAS LIBRARY SYS	1.160000
1704 CLEAR CREEK WATERSHED NO. 30	0.164000
Total: 109.029000	



| Boundary 77.96 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5982	Nalim loam, 1 to 3 percent slopes	32.89	42.18	0	68	2e
6051	Elandco silt loam, frequently flooded	21.52	27.6	0	50	5w
6364	Milan clay loam, 3 to 6 percent slopes, eroded	13.64	17.49	0	55	3e
6370	Milan loam, 3 to 6 percent slopes	9.35	11.99	0	65	3e
6419	Renfrow silty clay loam, 1 to 3 percent slopes	0.56	0.72	0	55	3e
TOTALS		77.96(*)	100%	-	60.3	3.13

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

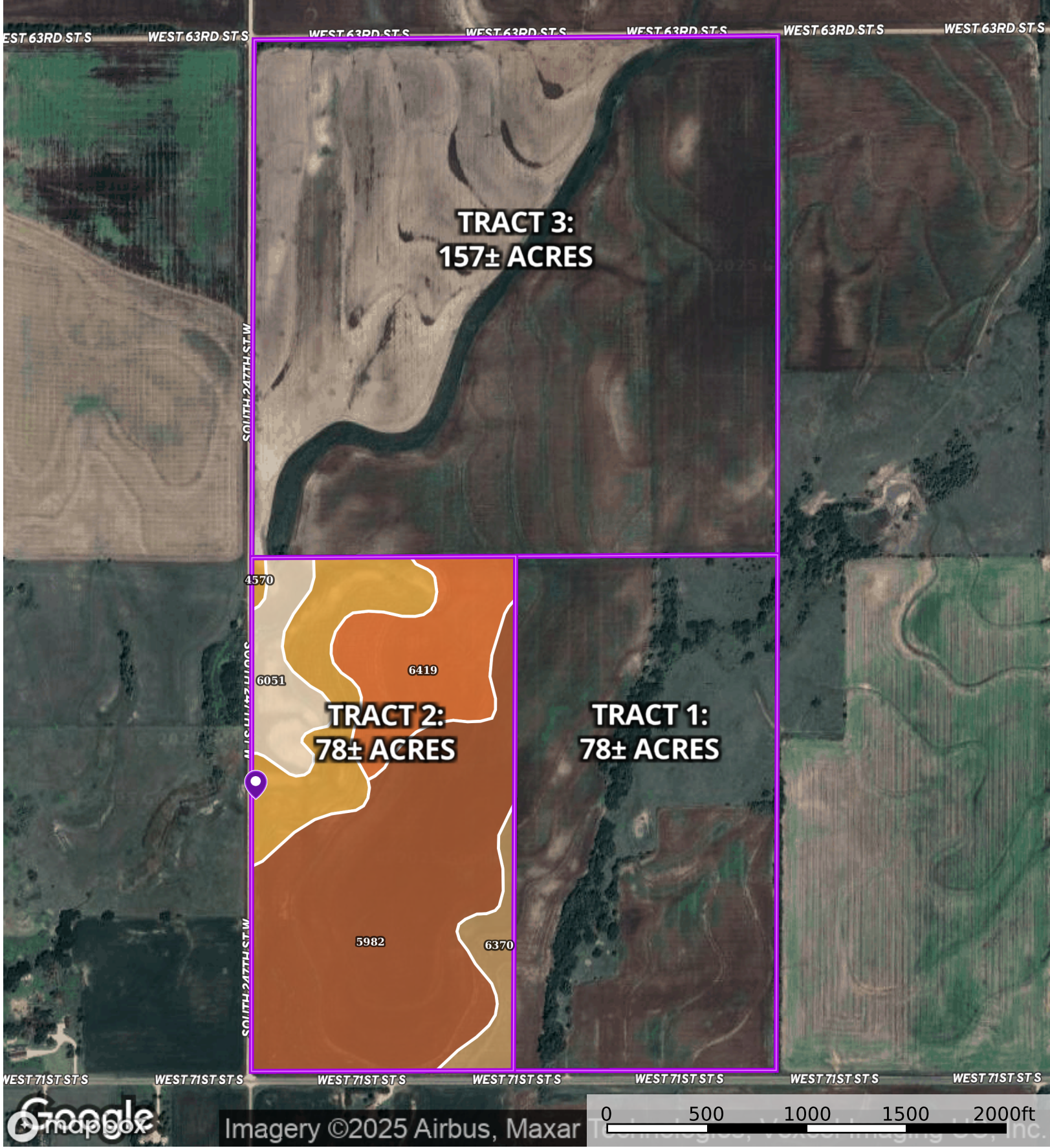
Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water



Pipeline crossing
 Boundary

| Boundary 78.01 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5982	Nalim loam, 1 to 3 percent slopes	41.7	53.46	0	68	2e
6419	Renfrow silty clay loam, 1 to 3 percent slopes	13.47	17.27	0	55	3e
4570	Clime silty clay, 3 to 7 percent slopes	12.37	15.86	0	41	3e
6051	Elandco silt loam, frequently flooded	6.12	7.85	0	50	5w
6370	Milan loam, 3 to 6 percent slopes	4.35	5.58	0	65	3e
TOTALS		78.01(*)	100%	-	59.9	2.62

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

Commitment Cover Page

Order Number: **3162514**

Delivery Date: **12/03/2025**

Property Address: **SW 1/4 Sec 35-28-3W, Viola, KS 67149**

For Closing Assistance

Transaction Services
727 N Waco Ave, Ste 300
Wichita, KS 67203
Office: (316) 267-8371
ts@security1st.com

For Title Assistance

Security 1st Title
727 N Waco Ave, Ste 300
Wichita, KS 67203
Office: (316) 779-1994
rthd@security1st.com

Buyer/Borrower

A legal entity, to be determined
Delivered via: Electronic Mail

Agent for Seller

Gene Francis & Associates LLC
Attention: Jodi McBee
12140 W K-42 Hwy
Wichita, KS 67215
jodi@genefrancis.com
Delivered via: Electronic Mail

Seller/Owner

Margaret A. Weber Living Trust
Delivered via: Electronic Mail

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Stewart Title Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions

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Title Fee Invoice

Date:	12/03/2025	Buyer(s):	A legal entity, To Be Determined
Order No.:	3162514	Seller(s):	Margaret A. Weber Living Trust, dated the 28th day of October, 1998
Issuing Office:	Security 1st Title 727 N Waco Ave, Ste 300 Wichita, KS 67203	Property Address:	SW 1/4 Sec 35-28-3W, Viola, KS 67149

Title Insurance Fees	
ALTA Owner's Policy 07-01-2021 (TBD)	\$560.00
Total TBD	
If Security 1st Title will be closing this transaction, the fees listed above will be collected at closing. Otherwise, please remit payment to the issuing office above.	
Thank you for your order!	

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Tax Information:

[00251570](#)

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ALTA COMMITMENT FOR TITLE INSURANCE

issued by
Stewart Title Guaranty Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Missouri Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Stewart Title Guaranty Company


Frederick H. Eppinger
President and CEO


David Hisey
Secretary

Issuing Agent: Security 1st Title, LLC



Security 1st Title

Security 1st Title
(316) 779-1994
rthd@security1st.com

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Transaction Identification Data for reference only:

Issuing Agent:	Security 1st Title, LLC	Buyer:	A legal entity, To Be Determined
Issuing Office:	727 N Waco Ave, Ste 300 Wichita, KS 67203	Title Contact:	Security 1st Title (316) 779-1994 rthd@security1st.com
ALTA Universal ID:	1010831		
Loan ID Number:			
Commitment No.:	SBR-DB3162514-2		
Property Address:	SW 1/4 Sec 35-28-3W, Viola, KS 67149		

SCHEDULE A

1. Commitment Date:

11/03/2025 at 7:00 AM

2. Policy to be issued:

ALTA Owner's Policy 07-01-2021

Proposed Insured: A legal entity, To Be Determined

The estate or interest to be insured: Fee Simple

TBD

3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

4. The Title is, at the Commitment Date, vested in:

Margaret A. Weber Living Trust, dated the 28th day of October, 1998

5. The Land is described as follows:

The Southwest Quarter of Section Thirty-Five (35), Township Twenty-Eight (28) South, Range Three (3) West of the Sixth Principal Meridian, Sedgwick County, Kansas

Security 1st Title

By: _____

David Armagost, President

SCHEDULE B, PART I - 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, and recorded in the Public Records.
5. **For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in the Conditions, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.**
6. **We require all general taxes and special assessments for the current year, and all previous years, to be paid in full or as otherwise agreed to by the parties. County tax information is hyperlinked on the Cover Page of this Commitment. General taxes and special assessments for the Land are currently taxed as follows, subject to interest and penalties:**

Tax Year: 2025

Full Amount: \$702.26, NOT PAID

Tax Parcel Number: 00251570

7. **Our search of the public records does not disclose a mortgage/deed of trust on the property. We must be advised if you have any knowledge of an unreleased mortgage/deed of trust, recorded or unrecorded. The Company reserves the right to make such further requirements as it deems necessary.**
8. **Furnish for our approval a Certification of Trust that is given pursuant to KSA 58a-1013 of the Kansas Uniform Trust Code, which may be executed by any of the current trustees of the Margaret A. Weber Living Trust dated the 28th day of October, 1998.**

In the alternative, we may be provided with said Trust together with all amendments thereto. We reserve the right to make additional requirements we deem necessary.

9. **File a Trustee's Deed from the acting trustee of the Margaret A. Weber Living Trust, dated the 28th day of October, 1998 to A legal entity, To Be Determined.**

NOTE: Said instrument must make reference to the terms and provisions of the Trust Agreement; be made pursuant to the powers conferred by said Agreement; state that the Trust Agreement remains in full force and effect at this time and that the same has not been amended or revoked, and finally, recite the full consideration being received.

10. **File a Mortgage from a party To Be Determined, stating marital status and joined by spouse, if any, to To Be Determined in amount of To Be Determined.**
11. **Provide this company with a properly completed and executed Owner's Affidavit.**

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12. Recording Information for Kansas Counties:

Deed: \$21.00 (first page) + \$17.00 (each additional page)

Mortgage: \$21.00 (first page) + \$17.00 (each additional page)

Mortgage Release: \$20.00 (first page) + \$4.00 (each additional page)

Mortgage Assignment: \$20.00 (first page) + \$4.00 (each additional page)

The above fees do not include all documents that may be filed in each county. Some fees may vary. For a full list of recording fees, services and format requirements, please contact the Register of Deeds Office for the specific county in question.

NOTE: The State of Kansas requires that any deed transferring real estate must be accompanied by a Real Estate Validation Questionnaire. This form must be executed by either the Grantor (Seller) or the Grantee (Buyer). Certain exemptions do apply. The official form can be obtained from the Register of Deeds or from Security 1st Title. Photocopies of the official form will not be accepted.

NOTE: For documents electronically recorded. There is an additional third-party service fee per document, which is in addition to the County recording fees.

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SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions 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 or claims of parties in possession not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
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. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
8. **General taxes and special assessments for the year 2026, and subsequent years, none now due and payable.**
NOTE: We reserve the right to amend the above exception if any taxes remain due and payable, but not delinquent, for the current tax year.
9. **Roadway easement, if any, over the South 40 feet and the West 20 feet of subject property.**
10. **Terms and provisions of the Right of Way Grant for pipeline right of way granted to Anadarko Production Company as recorded in Misc. Book 483, Page 396.**
11. **Terms and provisions of the Right of Way Agreement over the North 10 feet of the South 40 feet of the Southwest Quarter of Section 35, Township 28 South, Range 3 West, Sedgwick County, Kansas as recorded in Misc. Book 410, Page 350.**
12. **It is noted that subject property may become subject to special assessments by reason of being included within the Clear Creek Watershed District No. 30, Sedgwick County Counties, Kansas, as evidenced by instrument filed in/on Misc. Book 464, Page [220](#).**

13. The actual value of the estate or interest to be insured must be disclosed to the Company, and subject to approval by the Company, entered as the amount of the policy to be issued. It is agreed that, as between the Company, the applicant for this commitment, and every person relying on this commitment, the amount of the requested policy will be assumed to be \$1,000.00, and the total liability of the Company on account of this commitment shall not exceed that amount, until such time as the actual amount of the policy to be issued shall have been agreed upon and entered as aforesaid, and the Company's applicable insurance premium charge for same shall have been paid.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
 - b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
 - c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
 - e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
 - g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
 - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
 - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I—Requirements; and
 - f. Schedule B, Part II—Exceptions.
 4. **COMPANY'S RIGHT TO AMEND**

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to

this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE

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TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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STEWART TITLE GUARANTY COMPANY PRIVACY NOTICE

This Stewart Title Guaranty Company Privacy Notice ("Notice") explains how Stewart Title Guaranty Company and its subsidiary title insurance companies (collectively, "Stewart") collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of your information. Pursuant to Title V of the Gramm-Leach Bliley Act ("GLBA") and other Federal and state laws and regulations applicable to financial institutions, consumers have the right to limit some, but not all sharing of their personal information. Please read this Notice carefully to understand how Stewart uses your personal information.

The types of personal information Stewart collects, and shares depends on the product or service you have requested.

Stewart may collect the following categories of personal and financial information from you throughout your transaction:

1. Identifiers: Real name, alias, online IP address if accessing company websites, email address, account name, unique online identifier, social security number, driver's license number, passport number, or other similar identifiers;
2. Demographic Information: Marital status, gender, date of birth.
3. Personal Information and Personal Financial Information: Name, signature, social security number, physical characteristics or description, address, telephone number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, credit reports, or any other information necessary to complete the transaction.

Stewart may collect personal information about you from:

1. Publicly available information from government records.
2. Information we receive directly from you or your agent(s), such as your lender or real estate broker;
3. Information about your transactions with Stewart, our affiliates, or others; and
4. Information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Stewart may use your personal information for the following purposes:

1. To provide products and services to you or in connection with a transaction.
2. To improve our products and services.
3. To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- a. To fulfill or meet the reason for which the information is provided.
- b. To provide, support, personalize, and develop our website, products, and services.
- c. To create, maintain, customize, and secure your account with Stewart.
- d. To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- e. To prevent and/or process claims.

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- f. To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- g. As necessary or appropriate to protect the rights, property or safety of Stewart, our customers or others.
- h. To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- i. To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- j. To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- k. Auditing for compliance with federal and state laws, rules and regulations.
- l. Performing services including maintaining or servicing accounts, providing customer service, processing or fulfilling orders and transactions, verifying customer information, processing payments.
- m. To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all of our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender). Stewart may disclose your personal information to a non-affiliated third party for a business purpose. Typically, when we disclose personal information for a business purpose, we enter in a contract that describes the purpose and requires the recipient to both keep that personal information confidential and not use it for any purpose except performing the contract.

We share your personal information with the following categories of third parties:

- a. Non-affiliated service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- b. To enable Stewart to prevent criminal activity, fraud, material misrepresentation, or nondisclosure.
- c. Stewart's affiliated and subsidiary companies.
- d. Non-affiliated third-party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you.
- e. Parties involved in litigation and attorneys, as required by law.
- f. Financial rating organizations, rating bureaus and trade associations.
- g. Federal and State Regulators, law enforcement and other government entities to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

The law does not require your prior authorization or consent and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with non-affiliated third parties, except as required or permitted by law.

Right to Limit Use of Your Personal Information

You have the right to opt-out of sharing of your personal information among our affiliates to directly market to you. To opt-out of sharing to our affiliates for direct marketing, you may send an "opt out" request to

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Privacyrequest@stewart.com, or contact us through other available methods provided under "Contact Information" in this Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

How Stewart Protects Your Personal Information

Stewart maintains physical, technical and administrative safeguards and policies to protect your personal information.

Contact Information

If you have questions or comments about this Notice, the ways in which Stewart collects and uses your information described herein, your choices and rights regarding such use, or wish to exercise your rights under law, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270
Email: Privacyrequest@stewart.com
Postal Address: Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

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For issuing guidelines on this form, see [Guidelines](#)

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PRIVACY POLICY

WHAT DOES SECURITY 1ST TITLE DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of Security 1st Title, LLC, pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as Security 1st Title, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
For our everyday business purposes —to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes —to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes —information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies.	Yes	No
For our affiliates' everyday business purposes —information about your creditworthiness.	No	We don't share
For our affiliates to market to you	Yes	No
For nonaffiliates to market to you. Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.	No	We don't share

We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliate, such as a third party insurance company, we will disclose your personal information to that nonaffiliate. (We do not control their subsequent use of information, and suggest you refer to their privacy notices.)

Sharing practices	
How often does Security 1st Title notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How does Security 1st Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
How does Security 1st Title collect my personal information?	We collect your personal information, for example, when you • request insurance-related services • provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.
Contact Us	If you have any questions about this privacy notice, please contact us at: Security 1st Title, 727 N. Waco, Suite 300, Wichita, KS 67203

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Parcel ID: 087-187-35-0-21-00-001.00-

Quick Ref: R166852

Tax Year: 2025 Run Date: 10/16/2025 4:19:48 PM

OWNER NAME AND MAILING ADDRESS

WEBER, MARGARET A LIV TR

1943 N 231ST ST W

GODDARD, KS 67052-9166

PROPERTY SITUS ADDRESS

LAND BASED CLASSIFICATION SYSTEM

Function: 9010 Farming / ranch Sfx:
Activity: 8100 Farming, plowing, tilling, harv
Ownership: 1100 Private-fee simple
Site: 3100 Dev Site - crops, grazing etc

Image Date:

GENERAL PROPERTY INFORMATION

Prop Class: A Agricultural Use - A
Property Type: A-Agricultural Use
Living Units:
Zoning: RR
Multi-Zoning: N Non-Conforming: N
Neighborhood: 716.1 716.1
Economic Adj. Factor:
Map / Routing: /
School District: 0610 USD 267
Legacy ID: 00251568
Investment Class:
Tax Unit Group: 0107-0107 726 AFTON TWPU-
267-CCW AF

PROPERTY FACTORS

Topography:	Rolling - 4
Utilities:	None - 8
Access:	Semi Improved Road - 2
Fronting:	Secondary Street - 3
Location:	Unknown
Parking Type:	None - 0
Parking Quantity:	None - 0
Parking Proximity:	Far - 0
Parking Covered:	
Parking Uncovered:	

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
12/15/2023	8:00 AM	19	RE	558		
08/07/2019	1:36 PM	11	RE	556		
01/18/2018	8:50 AM	19	RE	556		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2025 APPRAISED VALUE

Cls	Land	Building	Total
A	5,130	0	5,130

2024 APPRAISED VALUE

Cls	Land	Building	Total
A	7,160	0	7,160

Total	5,130	0	5,130	Total	7,160	0	7,160
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TRACT DESCRIPTION

NW1/4 SEC 35-28-3W

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
-------	-------	-------------

NEW CONSTRUCTION

Class	Value	Reason Code
-------	-------	-------------

MARKET LAND INFORMATION

Size	Type	Link	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	\$/Unit	Value Est
------	------	------	-------	--------	-------	--------	------	-------	------	-------	------	-----	-----	-------	-----------	----------	---------	---------	---------	-----------

Total Market Land Value 0

AGRICULTURAL LAND

COMMENTS

IMPROVEMENT COST SUMMARY



Parcel ID: 087-187-35-0-21-00-001.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R166852



Tax Year: 2025 Run Date: 10/16/2025 4:19:48 PM

Ag Type	Ag Acres	Soil Unit	Irr Type	Well Depth	Acre Feet	Acre Ft/Ac	Adj Code	Govt Prog	Base Rate	Adj Rate	Ag Value
DR	40.22	4570				0.00			10	10	400
DR	11.62	5982				0.00			213	213	2,480
DR	5.37	6051				0.00			10	10	50
DR	4.02	6244				0.00			125	125	500
DR	88.28	6419				0.00			10	10	880
TG	1.34	4570				0.00			69	69	90
TG	4.68	6051				0.00			139	139	650
TG	1.56	6419				0.00			54	54	80

Other Improvement RCN:	0
Eco Adj:	100
Other Improvement Value:	0

AG LAND SUMMARY

Dry Land Acres:	149.51
Irrigated Acres:	0.00
Native Grass Acres:	0.00
Tame Grass Acres:	7.58
Total Ag Acres:	157.09
Total Ag Use Value:	5,130
Total Ag Mkt Value:	369,650



Property Taxes and Appraisals

NW1/4 SEC 35-28-3W

Property Description

Property Type	Agricultural Use
Legal Description	NW1/4 SEC 35-28-3W
Property Address	
Owner	WEBER MARGARET A LIV TR
Mailing Address	1943 N 231ST ST W GODDARD KS 67052-9166
Geo Code	AF 00186
PIN	00251568
AIN	187350210000100
Quick Ref ID	R166852
Tax Unit	0107 726 AFTON TWPU-267-CCW AF
Land Use	9010 Farming/ranch land (no improvements)
2025 Market Land Square Feet	0
2025 Total Acres	157.09
2025 Total Ag Acres	157.09
2025 Appraisal Value	\$5,130
2025 Assessment Value	\$1,539

Property Value Estimates

Final Value Section Explanation	
2025 Appraised Value	\$5,130
2025 Value Method	COST
Override Reason	

Method	Value
Cost Estimate	\$5,130
Market Estimate	\$0
MRA Estimate	\$0
Weighted Estimate	\$0
Indexed Estimate	\$0

Agricultural Land Characteristics

Total Ag Acres (All Types)	157.09	
Total Dry Crop Acres	149.51	
Total Irrigated Acres	0.00	
Total Native Grass Acres	0.00	
Total Tame Grass Acres	7.58	
	Use Value	Market Value
Total Ag Value (All)	\$5,130	\$369,650
Dry Crop	\$4,310	\$346,750
Irrigated	\$0	\$0
Native Grass	\$0	\$0
Tame Grass	\$820	\$22,900

* Information on the property card is as of January 1st

Appraisal Values

Year	Class	Values			
2025	Agricultural	\$5,130	Land		
		\$0	Improvements		
		\$5,130	Total	(-28%)	
2024	Agricultural	\$7,160	Land		
		\$0	Improvements		
		\$7,160	Total	(-41%)	
2023	Agricultural	\$12,070	Land		
		\$0	Improvements		
		\$12,070	Total	(-18%)	

Assessment Values

Year	Class	Values			
2025	Agricultural	\$1,539	Land		
		\$0	Improvements		
		\$1,539	Total	(-28%)	
2024	Agricultural	\$2,148	Land		
		\$0	Improvements		
		\$2,148	Total	(-41%)	
2023	Agricultural	\$3,621	Land		
		\$0	Improvements		
		\$3,621	Total	(-18%)	

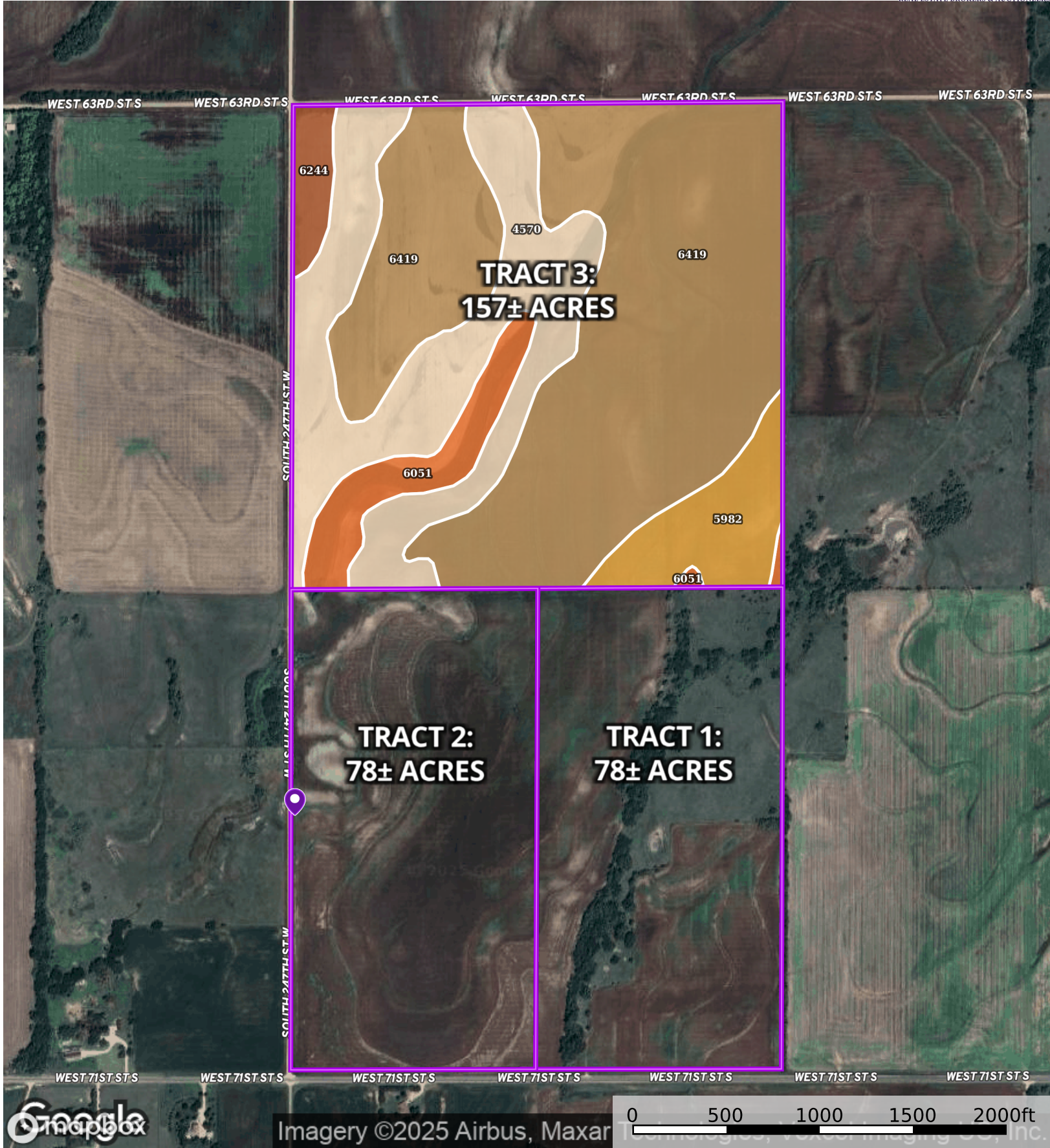
Year	Class	Values			Year	Class	Values		
2022	Agricultural	\$14,730	Land		2022	Agricultural	\$4,419	Land	
		\$0	Improvements				\$4,419	Total	(-6%)
		\$14,730	Total						
2021	Agricultural	\$15,590	Land		2021	Agricultural	\$4,677	Land	
		\$0	Improvements				\$4,677	Total	(-3%)
		\$15,590	Total						
2020	Agricultural	\$16,140	Land		2020	Agricultural	\$4,842	Land	
		\$0	Improvements				\$4,842	Total	(-5%)
		\$16,140	Total						
2019	Agricultural	\$17,010	Land		2019	Agricultural	\$5,103	Land	
		\$0	Improvements				\$5,103	Total	(-4%)
		\$17,010	Total						
2018	Agricultural	\$17,680	Land		2018	Agricultural	\$5,304	Land	
		\$0	Improvements				\$5,304	Total	(+5%)
		\$17,680	Total						
2017	Agricultural	\$16,900	Land		2017	Agricultural	\$5,070	Land	
		\$0	Improvements				\$5,070	Total	(+9%)
		\$16,900	Total						
2016	Agricultural	\$15,540	Land		2016	Agricultural	\$4,662	Land	
		\$0	Improvements				\$4,662	Total	
		\$15,540	Total						

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2025	109.029000	\$167.80	\$0.00	\$0.00	\$0.00	\$167.80	\$0.00	\$167.80
2024	110.018000	\$236.31	\$0.00	\$0.00	\$0.00	\$236.31	\$236.31	\$0.00
2023	111.751000	\$404.64	\$0.00	\$0.00	\$0.00	\$404.64	\$404.64	\$0.00
2022	113.207000	\$500.26	\$0.00	\$0.00	\$0.00	\$500.26	\$500.26	\$0.00
2021	113.447000	\$530.59	\$0.00	\$0.00	\$0.00	\$530.59	\$530.59	\$0.00
2020	112.306000	\$543.79	\$0.00	\$0.00	\$0.00	\$543.79	\$543.79	\$0.00
2019	112.598212	\$574.58	\$0.00	\$0.00	\$0.00	\$574.58	\$574.58	\$0.00
2018	112.280000	\$595.53	\$0.00	\$0.00	\$0.00	\$595.53	\$595.53	\$0.00
2017	113.952000	\$577.74	\$0.00	\$0.00	\$0.00	\$577.74	\$577.74	\$0.00
2016	114.126000	\$532.05	\$0.00	\$0.00	\$0.00	\$532.05	\$532.05	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	27.567000
0401 AFTON TOWNSHIP	7.447000
0610 USD 267	14.394000
0610 USD 267 SC	7.998000
0610 USD 267 SG	20.000000
0722 USD 267 BOND	12.045000
1108 SEDG CO FIRE DISTRICT #1	16.754000
1401 SOUTH CENTRAL KANSAS LIBRARY SYS	1.160000
1704 CLEAR CREEK WATERSHED NO. 30	0.164000
Total: 109.029000	



Pipeline crossing Boundary

| Boundary 156.98 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6419	Renfrow silty clay loam, 1 to 3 percent slopes	89.78	57.19	0	55	3e
4570	Clime silty clay, 3 to 7 percent slopes	41.52	26.45	0	41	3e
5982	Nalim loam, 1 to 3 percent slopes	11.61	7.4	0	68	2e
6051	Elandco silt loam, frequently flooded	10.05	6.4	0	50	5w
6244	Elandco silt loam, rarely flooded	4.02	2.56	0	76	1
TOTALS		156.98(*)	100%	-	52.48	3.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

Commitment Cover Page

Order Number: 3162502

Delivery Date: 12/03/2025

Property Address: NW1/4 Sec 35-28-3W, Viola, KS 67149

For Closing Assistance

Transaction Services
727 N Waco Ave, Ste 300
Wichita, KS 67203
Office: (316) 267-8371
ts@security1st.com

For Title Assistance

Security 1st Title
727 N Waco Ave, Ste 300
Wichita, KS 67203
Office: (316) 779-1994
rthd@security1st.com

Buyer/Borrower

A legal entity, to be determined
Delivered via: Electronic Mail

Agent for Seller

Gene Francis & Associates LLC
Attention: Jodi McBee
12140 W K-42 Hwy
Wichita, KS 67215
jodi@genefrancis.com
Delivered via: Electronic Mail

Seller/Owner

Margaret A. Weber Living Trust
Delivered via: Electronic Mail

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Title Fee Invoice

Date:	12/03/2025	Buyer(s):	A Legal Entity, To Be Determined
Order No.:	3162502	Seller(s):	Margaret A. Weber Living Trust dated October 28, 1998
Issuing Office:	Security 1st Title 727 N Waco Ave, Ste 300 Wichita, KS 67203	Property Address:	NW1/4 Sec 35-28-3W, Viola, KS 67149

Title Insurance Fees	
ALTA Owner's Policy 07-01-2021 (TBD)	\$560.00
	Total TBD
If Security 1st Title will be closing this transaction, the fees listed above will be collected at closing. Otherwise, please remit payment to the issuing office above.	
Thank you for your order!	

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Tax Information:

[00251568](#)

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
Westcor Land Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, WESTCOR LAND TITLE INSURANCE COMPANY, a Colorado Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

WESTCOR LAND TITLE INSURANCE COMPANY



By: Mary O'Donnell
President
Attest: [Signature]
Secretary

Issuing Agent: Security 1st Title, LLC



Security 1st Title

Security 1st Title
(316) 779-1994
rthd@security1st.com

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Westcor Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions

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Transaction Identification Data for reference only:

Issuing Agent:	Security 1st Title, LLC	Buyer:	A Legal Entity, To Be Determined
Issuing Office:	727 N Waco Ave, Ste 300 Wichita, KS 67203	Title Contact:	Security 1st Title (316) 779-1994 rthd@security1st.com
ALTA Universal ID:	1010831		
Loan ID Number:			
Commitment No.:	SBR-DB3162502-3		
Property Address:	NW1/4 Sec 35-28-3W, Viola, KS 67149		

SCHEDULE A**1. Commitment Date:**

11/03/2025 at 7:00 AM

2. Policy to be issued:

ALTA Owner's Policy 07-01-2021

Proposed Insured: A Legal Entity, To Be Determined

The estate or interest to be insured: Fee Simple

TBD

3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

4. The Title is, at the Commitment Date, vested in:

Margaret A. Weber Living Trust dated October 28, 1998

5. The Land is described as follows:

The Northwest Quarter of Section Thirty-Five (35), Township Twenty-Eight (28) South, Range Three (3) West of the Sixth Principal Meridian, Sedgwick County, Kansas

Security 1st TitleBy: **David Armagost, President**

SCHEDULE B, PART I - 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, and recorded in the Public Records.
5. **For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in the Conditions, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.**
6. **We require all general taxes and special assessments for the current year, and all previous years, to be paid in full or as otherwise agreed to by the parties. County tax information is hyperlinked on the Cover Page of this Commitment. General taxes and special assessments for the Land are currently taxed as follows, subject to interest and penalties:**

Tax Year: 2025

Full Amount: \$167.80, NOT PAID

Tax Parcel Number: 00251568

7. **Our search of the public records does not disclose a mortgage/deed of trust on the property. We must be advised if you have any knowledge of an unreleased mortgage/deed of trust, recorded or unrecorded. The Company reserves the right to make such further requirements as it deems necessary.**
8. **Furnish for our approval a Certification of Trust that is given pursuant to KSA 58a-1013 of the Kansas Uniform Trust Code, which may be executed by any of the current trustees of the Margaret A. Weber Living Trust dated the 28th day of October, 1998.**

In the alternative, we may be provided with said Trust together with all amendments thereto. We reserve the right to make additional requirements we deem necessary.

9. **File a Trustee's Deed from the acting trustee of the Margaret A. Weber Living Trust dated October 28, 1998 to A Legal Entity, To Be Determined.**

NOTE: Said instrument must make reference to the terms and provisions of the Trust Agreement; be made pursuant to the powers conferred by said Agreement; state that the Trust Agreement remains in full force and effect at this time and that the same has not been amended or revoked, and finally, recite the full consideration being received.

10. **File a Mortgage from a party To Be Determined, stating marital status and joined by spouse, if any, to To Be Determined in amount of To Be Determined.**
11. **Provide this company with a properly completed and executed Owner's Affidavit.**

12. Recording Information for Kansas Counties:

Deed: \$21.00 (first page) + \$17.00 (each additional page)

Mortgage: \$21.00 (first page) + \$17.00 (each additional page)

Mortgage Release: \$20.00 (first page) + \$4.00 (each additional page)

Mortgage Assignment: \$20.00 (first page) + \$4.00 (each additional page)

The above fees do not include all documents that may be filed in each county. Some fees may vary. For a full list of recording fees, services and format requirements, please contact the Register of Deeds Office for the specific county in question.

NOTE: The State of Kansas requires that any deed transferring real estate must be accompanied by a Real Estate Validation Questionnaire. This form must be executed by either the Grantor (Seller) or the Grantee (Buyer). Certain exemptions do apply. The official form can be obtained from the Register of Deeds or from Security 1st Title. Photocopies of the official form will not be accepted.

NOTE: For documents electronically recorded. There is an additional third-party service fee per document, which is in addition to the County recording fees.

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SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions 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 or claims of parties in possession not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.
5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records at Date of Policy.
6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
7. **General taxes and special assessments for the year 2026, and subsequent years, none now due and payable.**
NOTE: We reserve the right to amend the above exception if any taxes remain due and payable, but not delinquent, for the current tax year.
8. **Roadway easement, if any, over the North 30 feet and the West 20 feet of subject property.**
9. **It is noted that subject property may become subject to special assessments by reason of being included within the Clear Creek Watershed District No. 30, Sedgwick Counties, Kansas, as evidenced by instrument filed in/on Misc. Book 464, Page [220](#)**
10. **Rights of the owners of the mineral estate as conveyed or reserved on/in Deed recorded January 5, 1982 on Film 510, Page 1574, and of the parties claiming thereunder.**
11. **The actual value of the estate or interest to be insured must be disclosed to the Company, and subject to approval by the Company, entered as the amount of the policy to be issued. It is agreed that, as between the Company, the applicant for this commitment, and every person relying on this commitment, the amount of the requested policy will be assumed to be \$1,000.00, and the total liability of the Company on account of this commitment shall not exceed that amount, until such time as the actual amount of the policy to be issued shall have been agreed upon and entered as aforesaid, and the Company's applicable insurance premium charge for same shall have been paid.**

COMMITMENT CONDITIONS**1. DEFINITIONS**

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
 - b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
 - c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
 - e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
 - g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
 - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
 - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I—Requirements; and
 - f. Schedule B, Part II—Exceptions.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to

this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE

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TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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Notice of Privacy Policy
of
Westcor Land Title Insurance Company

Westcor Land Title Insurance Company ("WLTIC") values its customers and is committed to protecting the privacy of personal information. In keeping with that philosophy, we have developed a Privacy Policy, set out below, that will ensure the continued protection of your nonpublic personal information and inform you about the measures WLTIC takes to safeguard that information.

Who is Covered

We provide our Privacy Policy to each customer when they purchase an WLTIC title insurance policy. Generally, this means that the Privacy Policy is provided to the customer at the closing of the real estate transaction.

Information Collected

In the normal course of business and to provide the necessary services to our customers, we may obtain nonpublic personal information directly from the customer, from customer-related transactions, or from third parties such as our title insurance agents, lenders, appraisers, surveyors or other similar entities.

Access to Information

Access to all nonpublic personal information is limited to those employees who have a need to know in order to perform their jobs. These employees include, but are not limited to, those in departments such as legal, underwriting, claims administration and accounting.

Information Sharing

Generally, WLTIC does not share nonpublic personal information that it collects with anyone other than its policy issuing agents as needed to complete the real estate settlement services and issue its title insurance policy as requested by the consumer. WLTIC may share nonpublic personal information as permitted by law with entities with whom WLTIC has a joint marketing agreement. Entities with whom WLTIC has a joint marketing agreement have agreed to protect the privacy of our customer's nonpublic personal information by utilizing similar precautions and security measures as WLTIC uses to protect this information and to use the information for lawful purposes. WLTIC, however, may share information as required by law in response to a subpoena, to a government regulatory agency or to prevent fraud.

Information Security

WLTIC, at all times, strives to maintain the confidentiality and integrity of the personal information in its possession and has instituted measures to guard against its unauthorized access. We maintain physical, electronic and procedural safeguards in compliance with federal standards to protect that information.

The WLTIC Privacy Policy can also be found on WLTIC's website at www.wltic.com.

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PRIVACY POLICY

WHAT DOES SECURITY 1ST TITLE DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of Security 1st Title, LLC, pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as Security 1st Title, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
For our everyday business purposes —to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes —to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes —information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies.	Yes	No
For our affiliates' everyday business purposes —information about your creditworthiness.	No	We don't share
For our affiliates to market to you	Yes	No
For nonaffiliates to market to you. Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.	No	We don't share

We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliate, such as a third party insurance company, we will disclose your personal information to that nonaffiliate. (We do not control their subsequent use of information, and suggest you refer to their privacy notices.)

Sharing practices	
How often does Security 1st Title notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How does Security 1st Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
How does Security 1st Title collect my personal information?	We collect your personal information, for example, when you • request insurance-related services • provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.
Contact Us	If you have any questions about this privacy notice, please contact us at: Security 1st Title, 727 N. Waco, Suite 300, Wichita, KS 67203

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