



93.2± Acres in Wellington Offered in Two Tracts

LOT SIZES:

Tract 1: 9.2 ±Acres

Tract 2: 84 ±Acres

2024 TAXES:

Tract 1: \$76.66

Tract 2: \$561.72

ZONING

Tract 1: TI: Multi-fam

Tract 2: Agricultural

PROPERTY HIGHLIGHTS

Weigand auction is offering a prime development opportunity in Wellington, Kansas - 93.2± development acres in a high-traffic area. Situated just off Highway 160 behind Walmart and adjacent to the growing Cowley College campus, this property is only 2 miles from I-35. This land is ready for new development today to support Wellington's growth initiatives. Invest in land you can build on today.

QUICK TERMS

- 10% Buyers Premium
- 10%- 15% Earnest money deposit 24 hours post sale (based on selected close)
- Closing on or before 30 or 45 days post auction (buyer preference)

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AUCTION PROCEDURES: Tracts are being sold absolute. Online bidding is by approval only. Bidding will remain open until three (3) minutes have passed without receiving an acceptable bid. J.P. Weigand & Sons, Inc. Auction reserves the right to request a proof of funds letter from a bank to participate in online bidding. Land sold by the acre will use a quantity/multiplier for the sole purpose of establishing a final bid price and shall not be a guarantee of actual acres to be conveyed at closing. If a survey is required to establish new legal descriptions, surveyed acreage will not result in an adjustment of the final bid price in the buyer's or seller's favor.

BUYER'S PREMIUMS: A buyer's premium of ten percent (10%) of the final bid will be added to the final bid price to determine the total purchase price.

AUCTION TERMS: The successful bidder shall be required to deposit, as non-refundable earnest money, an amount equal to either: (a) ten percent (10%) of the total of the combined amount of the Final Bid Price and of the Buyer's Premium if bidder opts for closing to occur thirty (30) days from the full execution of the Auction Real Estate Purchase Agreement; or (b) fifteen percent (15%) of the total of the combined amount of the Final Bid Price and of the Buyer's Premium if bidder opts for closing to occur forty-five (45) days from the full execution of the Auction Real Estate Purchase Agreement. Final determination of earnest money and closing to be made upon bidder's execution of the Auction Real Estate Purchase Agreement. Checks will be made payable to and held in escrow by a title company to be named. The balance of the purchase price will be paid in certified funds at closing.

IMPORTANT NOTICE TO ALL BIDDERS: All the information contained in this brochure was obtained from sources believed to be correct but is not guaranteed. This property will be sold "as is, where is" and bidders shall only rely on their own information, judgment, and inspection of the property and records. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. Property is subject to sale prior to the completion of the auction.

BROKER PARTICIPATION: At the completion of a successful closing, a fee of three percent (3%) of the buyer's premium will be paid by J.P. Weigand & Sons, Inc. to the broker properly registering and representing the successful bidder. Please visit WeigandAuctions.com for a detailed explanation of Terms and Conditions.



Kevin Howell | Auctioneer
620-229-3590 | khowell@weigand.com



Tax History Inquiry for SHORT LAND CO, LLC

[View Parcel Information](#) --- [Tax Search Page](#)

<table><tr><th colspan="12">Property Address</th></tr><tr><td colspan="12">E 10TH AVE</td></tr></table>												Property Address												E 10TH AVE											
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E 10TH AVE																																			
Tax ID		Sec-Twn-Rng	Sub	Blk	Lot	Description				Parcel Id/Cama	Parcel Classes																								
2024 RealEstate - WT0165		13-32-01W				S13, T32, R01W, ACRES 9.2, BEG 1180'S &; 1278'W NE COR NE4,TH S200',W80',S290'; ,E850',N490',W770' TO POB & LESS ROW				156-13-0-00-001.33-0	Agricultural Real Estate																								
Tax Unit	USD	Cty/Twn	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	Dlq	Book-Page	Date of Transfer																								
013	353	WELLINGTON	\$450	170.351	\$76.66	\$0	Amount \$76.66	Amount \$76.66	No		0																								

[Click here for Additional Years](#)

Tax ID	Sec-Twn-Rng	Sub	Blk	Lot	Description			Parcel Id/Cama	Parcel Classes
2023 RealEstate - WT0165	13-32-01W				S13, T32, R01W, ACRES 9.2, BEG 1180'S &; 1278'W NE COR NE4,TH S200',W80',S290'; ,E850',N490',W770' TO POB & LESS ROW			156-13-0-00-001.33-0	Agricultural Real Estate
Tax Unit	USD	Cty/Twn	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	Dlq
013	353	WELLINGTON	\$573	171.92	\$98.52	\$0	Amount \$98.52	Amount \$98.52	No

Tax ID	Sec-Twn-Rng	Sub	Blk	Lot	Description			Parcel Id/Cama	Parcel Classes
2022 RealEstate - WT0165	13-32-01W				S13, T32, R01W, ACRES 9.2, BEG 1180'S &; 1278'W NE COR NE4,TH S200',W80',S290'; ,E850',N490',W770' TO POB & LESS ROW			156-13-0-00-001.33-0	Agricultural Real Estate

Tax Unit	USD	Cty/Twn	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	Dlq
013	353	WELLINGTON	\$648	175.522	\$113.74	\$0	Amount \$113.74	Amount \$113.74	No

Tax ID	Sec-Twn-Rng	Sub	Blk	Lot	Description			Parcel Id/Cama	Parcel Classes
2021 RealEstate - WT0165	13-32-01W				S13, T32, R01W, ACRES 9.2, BEG 1180'S &; 1278'W NE COR NE4,TH S200',W80',S290'; ,E850',N490',W770' TO POB & LESS ROW			156-13-0-00-001.33-0	Agricultural Real Estate
Tax Unit	USD	Cty/Twn	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	Dlq
013	353	WELLINGTON	\$672	171.378	\$115.18	\$0	Amount \$115.18	Amount \$115.18	No

Tax ID	Sec-Twn-Rng	Sub	Blk	Lot	Description			Parcel Id/Cama	Parcel Classes
2020 RealEstate - WT0165	13-32-01W				S13, T32, R01W, ACRES 9.2, BEG 1180'S &; 1278'W NE COR NE4,TH S200',W80',S290'; ,E850',N490',W770' TO POB & LESS ROW			156-13-0-00-001.33-0	Agricultural Real Estate
Tax Unit	USD	Cty/Twn	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	Dlq
013	353	WELLINGTON	\$681	173.586	\$118.22	\$0	Amount \$118.22	Amount \$118.22	No

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Tax ID		Sec-Twn-Rng	Sub	Blk	Lot	Description				Parcel Id/Cama	Parcel Classes																								
2024 RealEstate - WT0161		13-32-01W				S13, T32, R01W, ACRES 84, BEG 962'S NW; COR NE4,TH E404',S300',E910',S290',E850'; ,N490',E525',S1571',W2690',N1571' TO POB				156-13-0-00-00-001.00-0	Agricultural Real Estate																								
Tax Unit	USD	Cty/Twn	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	Dlq	Book-Page	Date of Transfer																								
140	353	WELLINGTON	\$3975	141.311	\$561.72	\$0	Amount \$561.72	Amount \$561.72	No	0934R - 0432	03/25/15																								

[Click here for Additional Years](#)

Tax ID	Sec-Twn-Rng	Sub	Blk	Lot	Description			Parcel Id/Cama	Parcel Classes
2023 RealEstate - WT0161	13-32-01W				S13, T32, R01W, ACRES 84, BEG 962'S NW; COR NE4,TH E404',S300',E910',S290',E850'; ,N490',E525',S1571',W2690',N1571' TO POB			156-13-0-00-00-001.00-0	Agricultural Real Estate
Tax Unit	USD	Cty/Twn	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	Dlq
140	353	WELLINGTON	\$4977	149.718	\$745.16	\$0	Amount \$745.16	Amount \$745.16	No

Tax ID	Sec-Twn-Rng	Sub	Blk	Lot	Description			Parcel Id/Cama	Parcel Classes
2022 RealEstate - WT0161	13-32-01W				S13, T32, R01W, ACRES 84, BEG 962'S NW; COR NE4,TH E404',S300',E910',S290',E850'; ,N490',E525',S1571',W2690',N1571' TO POB			156-13-0-00-00-001.00-0	Agricultural Real Estate

Tax Unit	USD	Cty/Twn	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	Dlq
140	353	WELLINGTON	\$5589	154.962	\$866.08	\$0	Amount \$866.08	Amount \$866.08	No

Tax ID	Sec-Twn-Rng	Sub	Blk	Lot	Description			Parcel Id/Cama	Parcel Classes
2021 RealEstate - WT0161	13-32-01W				S13, T32, R01W, ACRES 84, BEG 962'S NW; COR NE4,TH E404',S300',E910',S290',E850'; ,N490',E525',S1571',W2690',N1571' TO POB			156-13-0-00-001.00-0	Agricultural Real Estate
Tax Unit	USD	Cty/Twn	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	Dlq
140	353	WELLINGTON	\$5784	152.552	\$882.36	\$0	Amount \$882.36	Amount \$882.36	No

Tax ID	Sec-Twn-Rng	Sub	Blk	Lot	Description			Parcel Id/Cama	Parcel Classes
2020 RealEstate - WT0161	13-32-01W				S13, T32, R01W, ACRES 84, BEG 962'S NW; COR NE4,TH E404',S300',E910',S290',E850'; ,N490',E525',S1571',W2690',N1571' TO POB			156-13-0-00-001.00-0	Agricultural Real Estate
Tax Unit	USD	Cty/Twn	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	Dlq
140	353	WELLINGTON	\$5796	152.583	\$884.38	\$0	Amount \$884.38	Amount \$884.38	No

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The Parcel Number for this Property is 096-156-13-0-00-00-001.33-0

Quick Ref ID: 311441

Owner Information

Owner Name	SHORT LAND CO, LLC
Address	PO BOX 1 OXFORD, KS 67119
Owner Name	SHORT, WILLIAM D JR
Address	PO BOX 1 OXFORD, KS 67119
Owner Name	BURGER, NANCY J
Address	PO BOX 1 OXFORD, KS 67119
Owner Name	SHORT, TOMMY M
Address	PO BOX 1 OXFORD, KS 67119
Owner Name	SHORT, BENNY L
Address	PO BOX 1 OXFORD, KS 67119

Property Situs Address

Address	00000 E 10TH AVE, Wellington, KS 67152
----------------	--

Land Based Classification System

Function	Farming / ranch land (no improvements)
Activity	Farming, plowing, tilling, harvesting, or related activities
Ownership	Private-fee simple
Site	Dev Site - crops, grazing etc - no structures

General Property Information

Prop Class	Agricultural Use - A
Living Units	
Zoning	
Neighborhood	110
Tax Unit Group	013

2024 Appraised Value

Class	Land	Building	Total
Agricultural Use - A	1,500		1,500
Total	1,500	0	1,500

2023 Appraised Value

Class	Land	Building	Total
Agricultural Use - A	1,910		1,910
Total	1,910	0	1,910

Tract Description

S13, T32, R01W, ACRES 9.2, BEG 1180'S & 1278'W NE COR NE4,TH S200',W80',S290',E850',N490',W770' TO POB & LESS ROW

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4

Agricultural Land

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
Dry Land - DR	5.6	6321				0			159	159	890
Dry Land - DR	3.6	6320				0			170	170	610

Ag Land Summary

Dry Land Acres	9.2
Irrigated Acres	0
Native Grass Acres	0
Tame Grass Acres	0
Total Ag Acres	9.2
Total Ag Use Value	1,500
Total Ag Market Value	27,600

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The Parcel Number for this Property is 096-156-13-0-00-00-001.00-0
Quick Ref ID: 9996

Owner Information

Owner Name	SHORT LAND CO, LLC
Address	PO BOX 1 OXFORD, KS 67119
Owner Name	SHORT, WILLIAM D JR
Address	PO BOX 1 OXFORD, KS 67119
Owner Name	BURGER, NANCY J
Address	PO BOX 1 OXFORD, KS 67119
Owner Name	SHORT, TOMMY M
Address	PO BOX 1 OXFORD, KS 67119
Owner Name	SHORT, BENNY L
Address	PO BOX 1 OXFORD, KS 67119

Property Situs Address

Address	00000 E 10TH AVE, Wellington, KS 67152
----------------	--

Land Based Classification System

Function	Farming / ranch land (no improvements)
Activity	Farming, plowing, tilling, harvesting, or related activities
Ownership	Private-fee simple
Site	Dev Site - crops, grazing etc - no structures

General Property Information

Prop Class	Agricultural Use - A
Living Units	
Zoning	
Neighborhood	110
Tax Unit Group	140

2024 Appraised Value

Class	Land	Building	Total
Agricultural Use - A	13,250	0	13,250
Total	13,250	0	13,250

2023 Appraised Value

Class	Land	Building	Total
Agricultural Use - A	16,590	0	16,590
Total	16,590	0	16,590

Tract Description

S13, T32, R01W, ACRES 84, BEG 962'S NW COR NE4,TH E404',S300',E910',S290',E850',N490',E525',S1571',W2690',N1571' TO POB Deed Book/Page 0730/0155 0730/0166 0730/0176 0722/0161

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
0816	0428	0730	0155	0730	0166	0730	0176

Agricultural Land

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
Tame Grass - TG	0.6	5982				0			105	105	60
Dry Land - DR	26.7	6320				0			170	170	4,540
Dry Land - DR	0.7	5982				0		CRP	170	170	120
Tame Grass - TG	4.8	6321				0			105	105	500
Tame Grass - TG	0.6	6320				0			105	105	60
Dry Land - DR	7.3	5982				0			170	170	1,240
Dry Land - DR	38.9	6321				0			159	159	6,190
Dry Land - DR	2.8	6321				0		CRP	159	159	450
Native Grass - NG	1.6	5893				0			57	57	90

Ag Land Summary

Dry Land Acres	76.4
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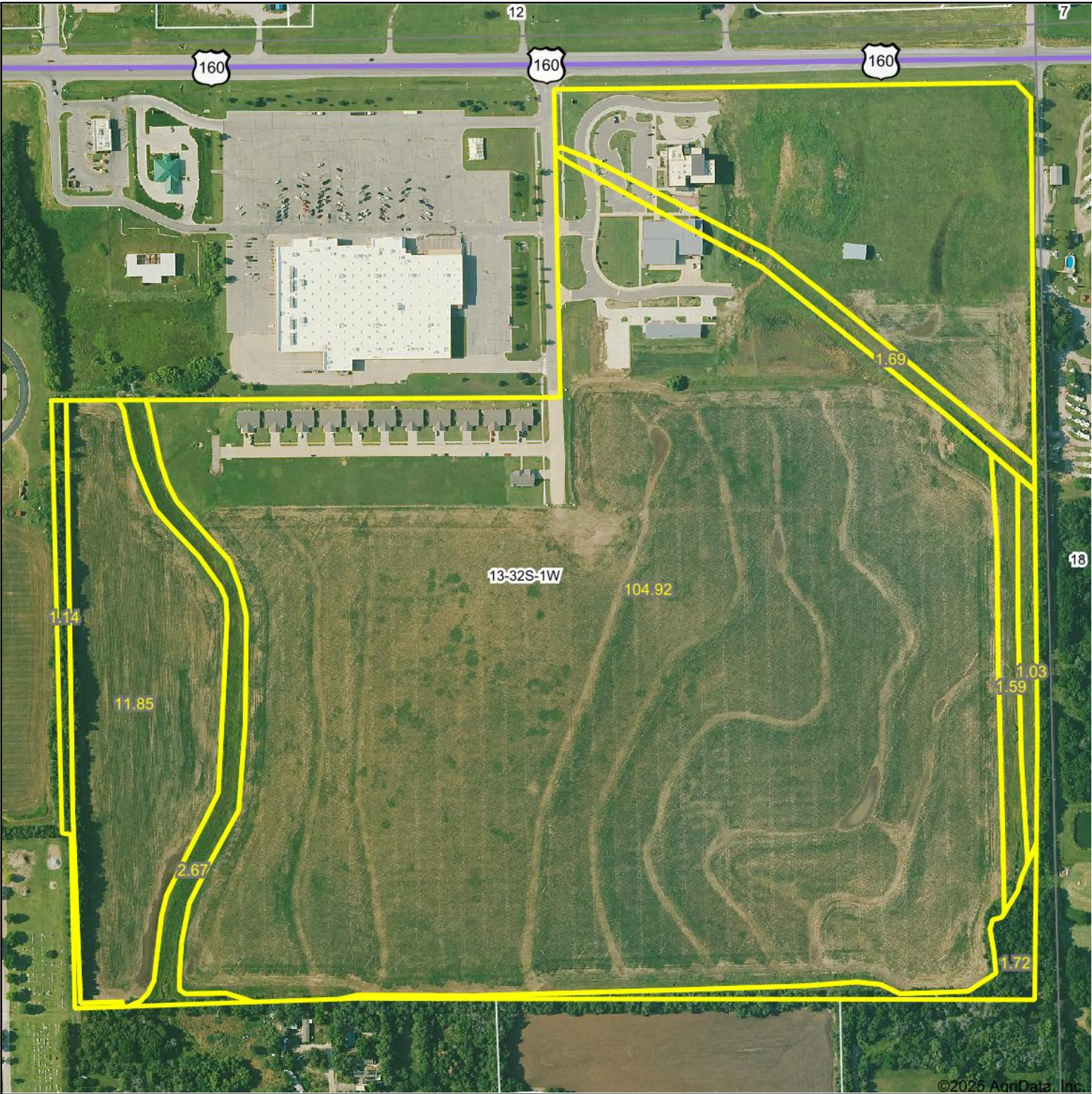
Irrigated Acres	0
Native Grass Acres	1.6
Tame Grass Acres	6
Total Ag Acres	84
Total Ag Use Value	13,250
Total Ag Market Value	246,910

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Aerial Map



EST. 1902

WEIGAND

REAL ESTATE

Maps Provided By:

**surety**[®]

CUSTOMIZED ONLINE MAPPING

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Boundary Center: 37° 16' 17.48, -97° 22' 17.57

13-32S-1W
Sumner County
Kansas

0ft 427ft 854ft

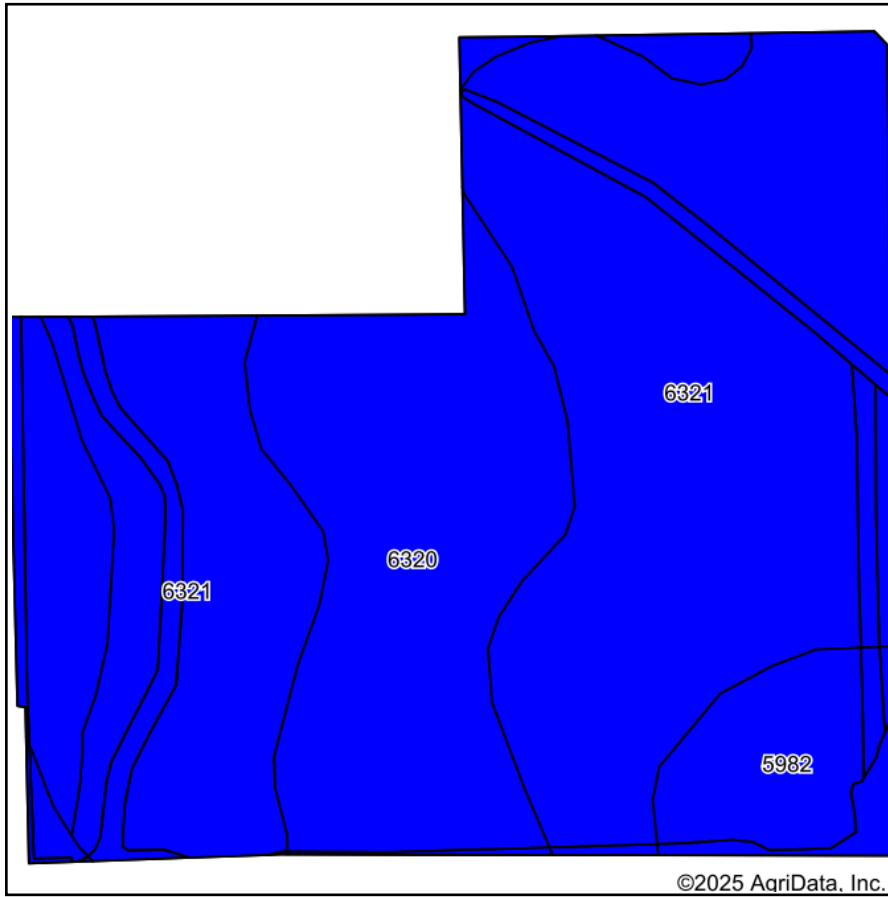




3/13/2025

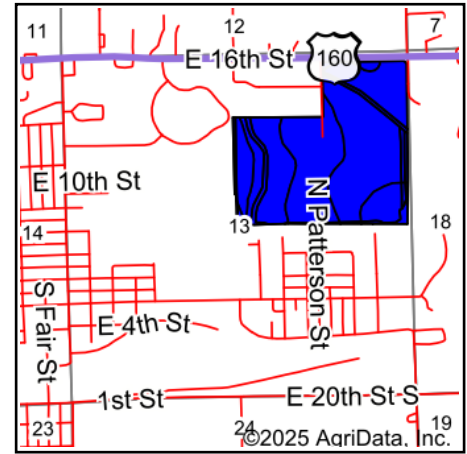
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.

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State: **Kansas**
 County: **Sumner**
 Location: **13-32S-1W**
 Township: **Wellington**
 Acres: **126.61**
 Date: **3/13/2025**



Maps Provided By:



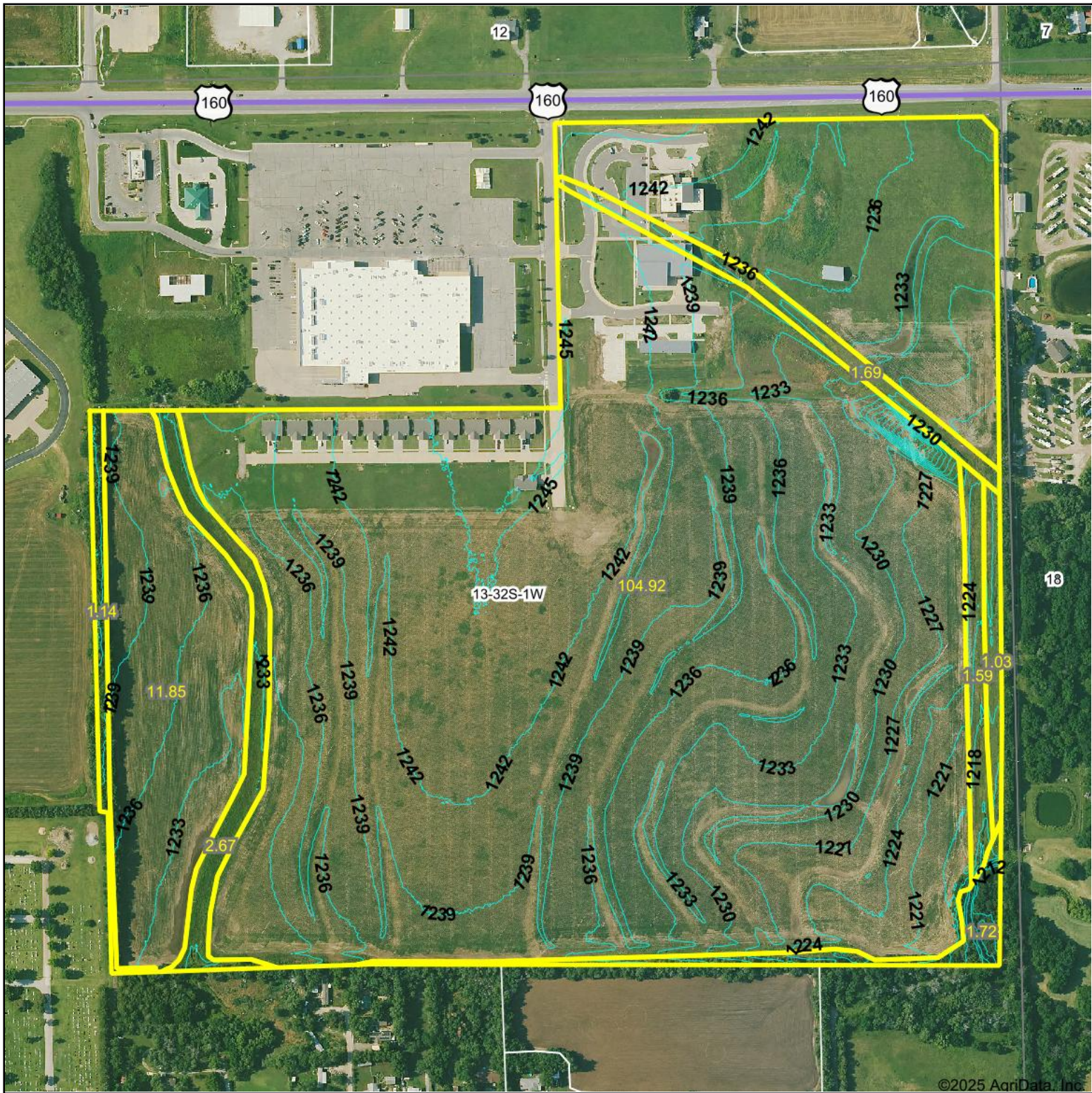
Area Symbol: KS191, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	Barley Bu	Cotton lint Lbs	Grain sorghum Bu	Improved bermudagrass AUM	Introduced bluestem AUM	Oats Bu	Wheat Bu	*n NCCPI Overall	*n NCCPI Cor
6321	Bethany silt loam, 1 to 3 percent slopes	78.33	61.8%		Ile	Ile	4633	2	302	44	5	5	2	30	57	
6320	Bethany silt loam, 0 to 1 percent slopes	38.71	30.6%		Ils	Ils	4035	2	276	44	5	5	2	31	54	
5982	Nalim loam, 1 to 3 percent slopes	9.57	7.6%		Ile	Ile	3436								67	
Weighted Average					2.00	2.00	4359.7	1.8	271.2	40.7	4.6	4.6	1.8	28	*n 56.8	*n

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Contours



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 1,206.9

Max: 1,257.9

Range: 51.0

Average: 1,235.8

Standard Deviation: 6.53 ft

0ft 460ft 921ft

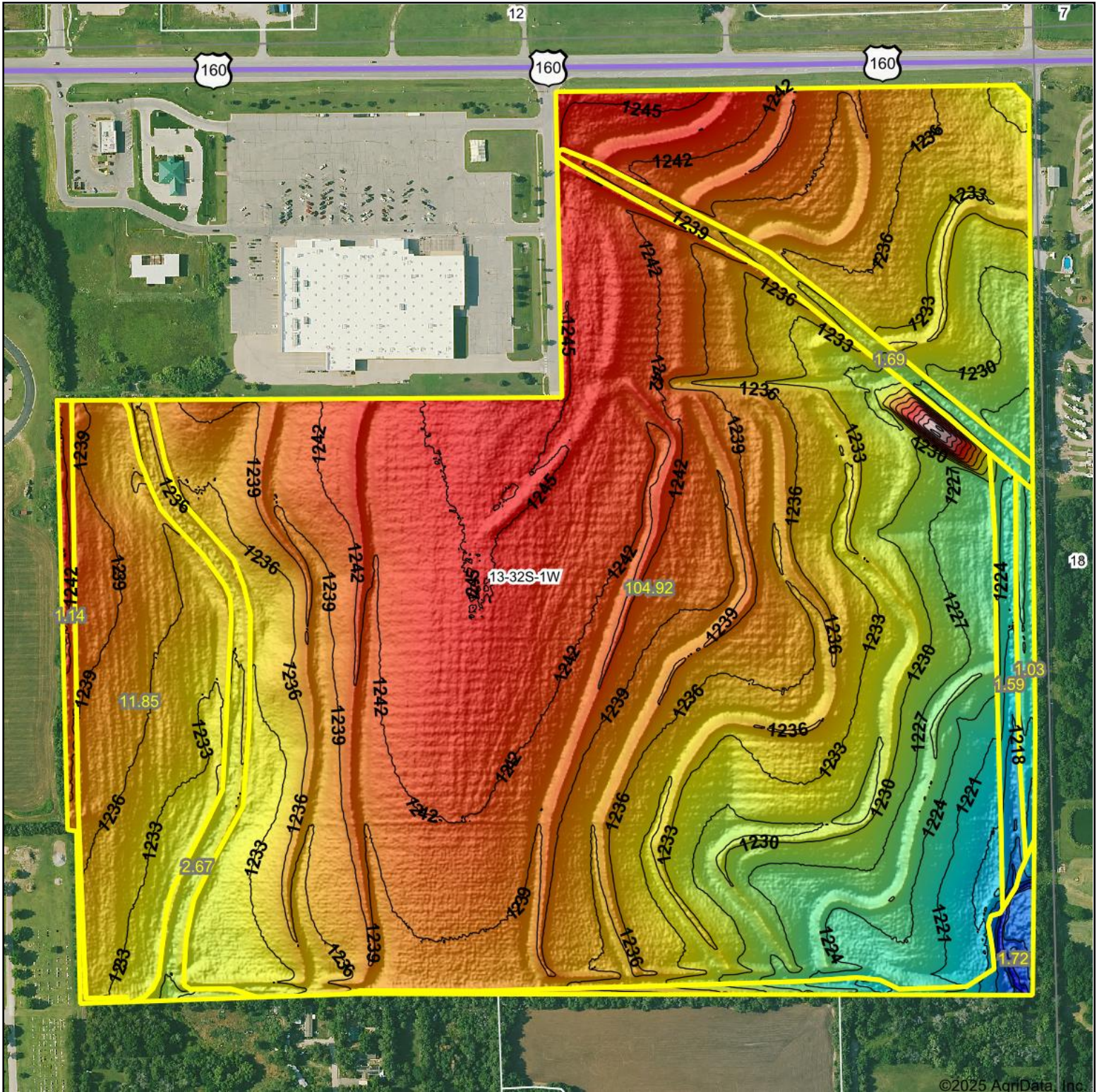


3/13/2025

13-32S-1W
Sumner County
Kansas

Boundary Center: 37° 16' 17.48, -97° 22' 17.57

Topography Hillshade



Low Elevation High

Source: USGS 1 meter dem

0ft 430ft 860ft

Interval(ft): 3

Min: 1,206.9

Max: 1,257.9

Range: 51.0

Average: 1,235.8

Standard Deviation: 6.53 ft



13-32S-1W
Sumner County
Kansas

Boundary Center: 37° 16' 17.48, -97° 22' 17.57



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

4 Year Crop History



Owner/Operator:

Address:

Address:

Phone:

Date:

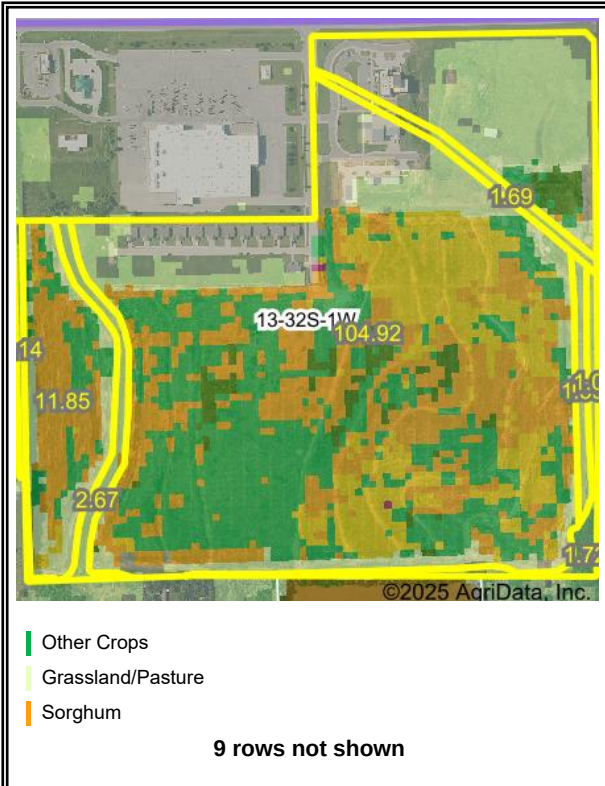
Farm Name:

Field ID:

Acct. #:

Crop Year:

Crop Year:



Crop Year:

Crop Year:



Boundary Center: 37° 16' 17.48, -97° 22' 17.57

State: KS

County: Sumner

Legal: 13-32S-1W

Twtnshp: Wellington

Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



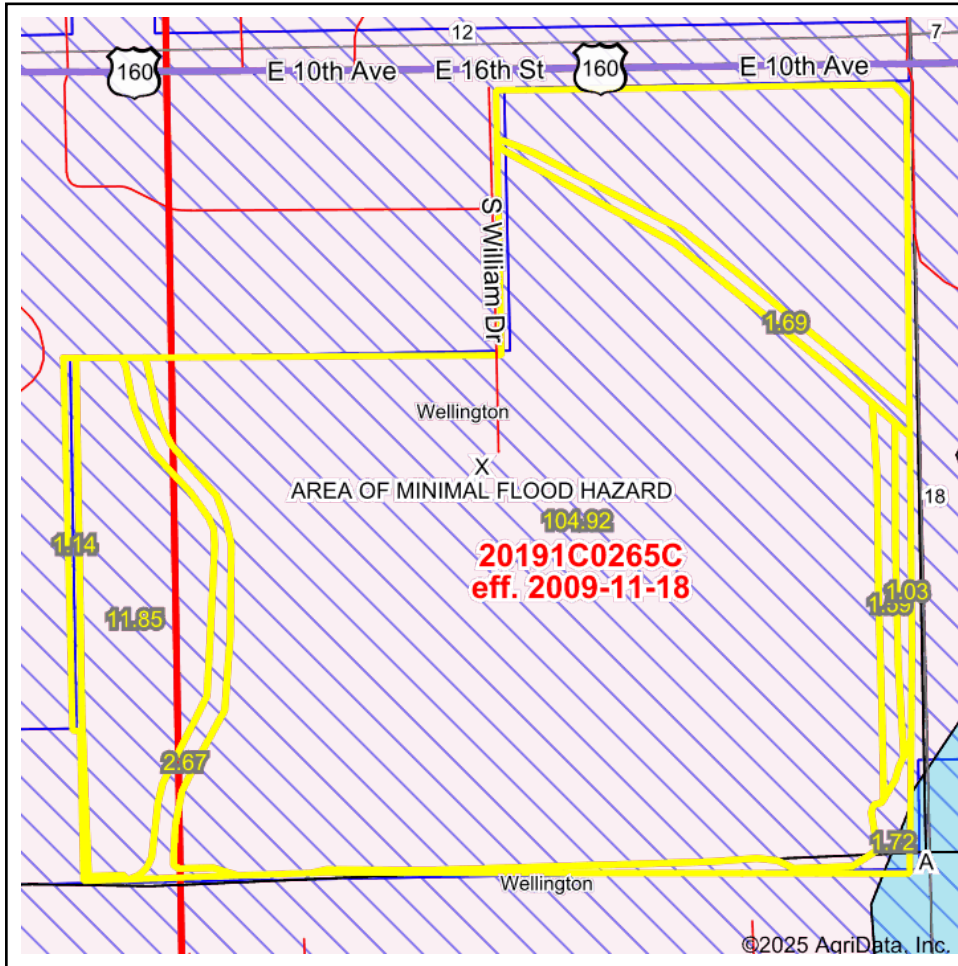
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FEMA Report



Map Center: 37° 16' 17.5, -97° 22' 17.57

State: KS Acres: 126.61
County: Sumner Date: 3/13/2025
Location: 13-32S-1W
Township: Wellington

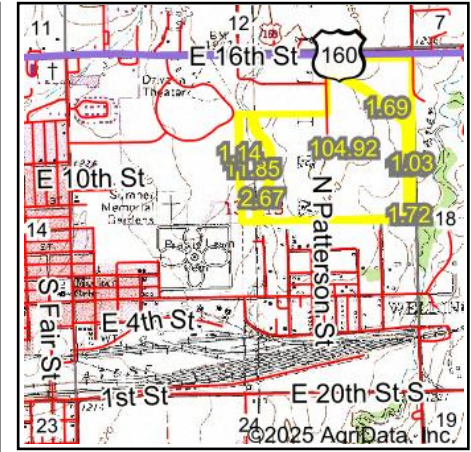
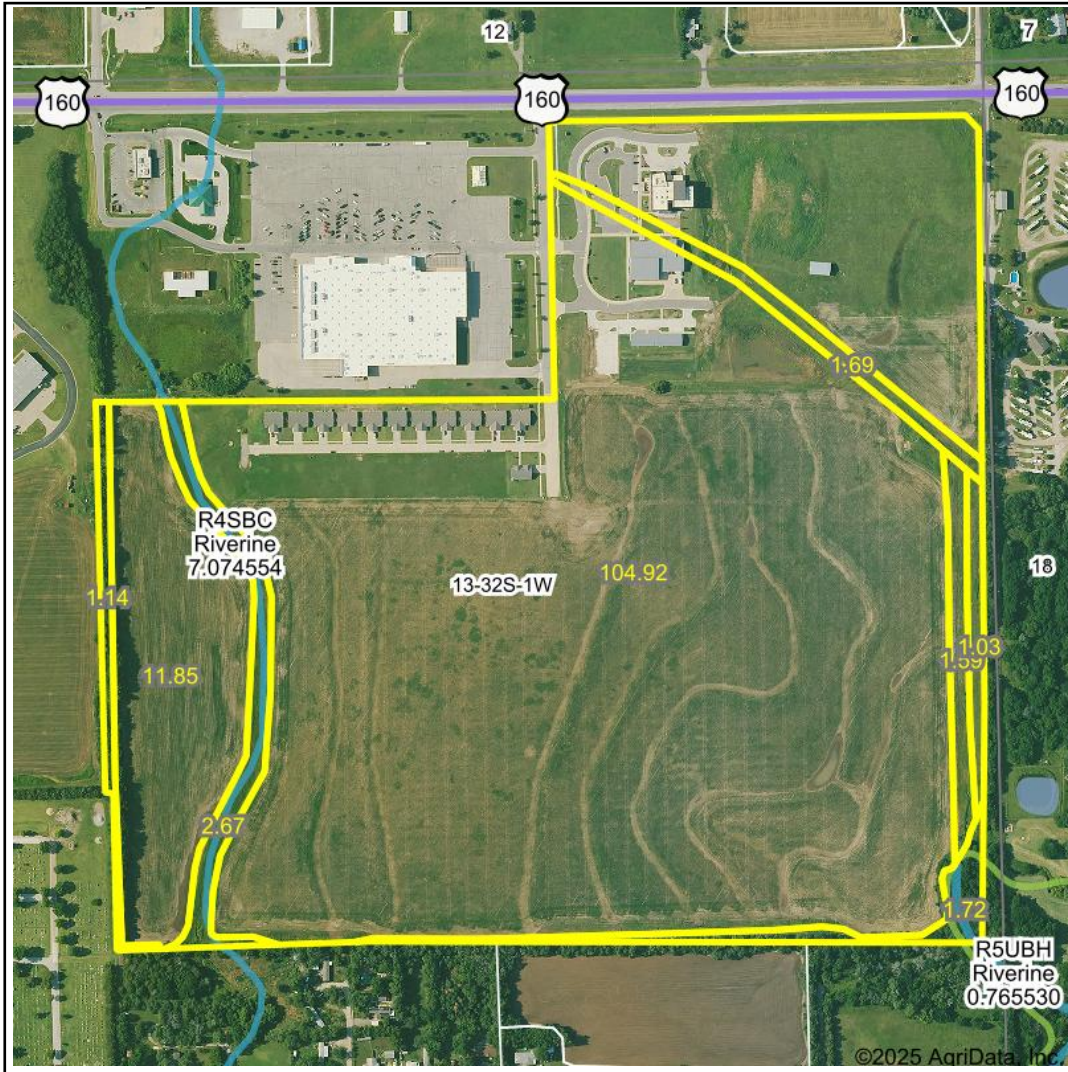


Maps Provided By:



Name		Number	County	NFIP Participation	Acres	Percent
City of Wellington		200349	Sumner	Regular	126.61	100%
Total					126.61	100%
Map Change			Date	Case No.	Acres	Percent
No					0	0%
Zone	SubType		Description		Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD		Outside 500-year Floodplain		126.4	99.8%
A			100-year Floodplain		0.21	0.2%
Total					126.61	100%
Panel			Effective Date		Acres	Percent
20191C0265C			11/18/2009		113.99	90.0%
20191C0244C			11/18/2009		12.62	10.0%
Total					126.61	100%

Wetlands Map



State: **Kansas**
 Location: **13-32S-1W**
 County: **Sumner**
 Township: **Wellington**
 Date: **3/13/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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0ft 669ft 1339ft

Classification Code	Type	Acres
R4SBC	Riverine	0.81
PEM1C	Freshwater Emergent Wetland	0.16
R5UBH	Riverine	0.15
Total Acres		1.12

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Weigand Auction
Broker Registration Form



J.P. Weigand & Sons, Inc.
150 N. Market
Wichita, KS 67202
(316) 262-3970
Email: khowell@weigand.com
CC: thake@weigand.com

Brokerage Company Name: _____
Brokerage License Number: _____ Telephone Number: _____
Address: _____
City: _____ State: _____ Zip: _____
Real Estate Agent's Name: _____
Real Estate Agent's License Number: _____ State: _____
Real Estate Agent's Email: _____
Buyer's Broker/Licensee, if applicable, is functioning as:

☐ Agent of the Buyer

☐ Transaction Broker

☐ Designated Buyer's Agent*

*Supervising Broker acts as a Transaction Broker

Auction Property/Location: 00000 E. 10th Ave. Wellington, KS Tract 1: Tract 2:

Auction Date: April 17th 2025

Print Name of Company / Buying Entity (If Applicable)

Print Name of Individual Bidder

(Company, Joint Venture, Trustee Name(s)):

(individual, signing on behalf of buying entity):

Broker Participation Fee

To qualify for the three percent (3%) Broker Participation Fee, the real estate broker's properly registered buyer must be the high bidder, as well as purchase and close on the auction property registered above. The broker must hold an active real estate license in the State of Kansas and be legally eligible to participate, with no restrictions or prohibitions under the law.

In the case of multiple registrations of the same buyer by different brokers, the first registration received by J.P. Weigand & Sons, Inc. will be recognized. The broker may submit only one Broker Registration Form per auction and with only one buyer. The broker must attend live auctions with the buyer. If the broker has not met all the requirements, no Broker Participation Fee will be paid, even if its buyer purchases the property.

Broker and buyer(s) acknowledge and agree that seller and auctioneer have not made and hereby specifically disclaims any warranty, guarantees or representation, oral or written, past, present or future of, as, to, or concerning, (i) the nature, square footage, condition, value, or quality of property, including but not by way of limitation, the water, soil, & geology and suitability of the property for any and all activities & uses the buyer may elect to conduct thereon. Broker and buyer(s) each hereby agree to indemnify and hold harmless the auctioneer from and against any and all claims with respect to this transaction. This indemnification agreement of the properties shall survive the closing.

By signing below, we certify that we have both read the above terms and conditions of this registration, the terms and conditions of the auction brochure and due diligence package (if any), and agree to defend and hold J.P. Weigand & Sons, Inc. and seller harmless if there is a claim by any other broker with this buyer.

Broker Registration Form must be received by J.P. Weigand & Sons, Inc. before buyer's first bid.

Real Estate Agent

Buyer

By: _____

By: _____

Date: _____

Date: _____

Received and Acknowledged by J.P. Weigand & Sons, Inc.

By: _____

Date/Time: ¹⁸_____

Commitment Cover Page

Order Number: **3120436**

Delivery Date: **03/20/2025**

Property Address: **00000 E 10th Ave, Wellington, KS 67152**

For Title Assistance

Jodie A. Heath
116 E. Harvey Avenue
Wellington, KS 67152
Office: (620) 326-7460
jaheath@security1st.com

Buyer/Borrower

A legal entity to be determined
Delivered via: Electronic Mail

Seller/Owner

Short Land Co, LLC
PO Box 1
Oxford, KS 67119
Delivered via: Electronic Mail

Seller/Owner

William D. Short Jr
PO Box 1
Oxford, KS 67119
Delivered via: Electronic Mail

Seller/Owner

Nancy J. Burger
PO Box 1
Oxford, KS 67119
Delivered via: Electronic Mail

Seller/Owner

Tommy M. Short
PO Box 1
Oxford, KS 67119
Delivered via: Electronic Mail

Seller/Owner

Benny L. Short
PO Box 1
Oxford, KS 67119
Delivered via: Electronic Mail

Agent for Seller

J.P. Weigand & Sons, Inc. - Market St.
Attention: Taylor Hake
150 N. Market
Wichita, KS 67202
(316) 292-3970 (Work)
thake@weigand.com
Delivered via: Electronic Mail

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American 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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Title Fee Invoice

Date: **03/20/2025** Buyer(s): **A legal entity to be determined**
Order No.: **3120436** Seller(s): **90% interest: Short Land Co, LLC and
10% interest: William D. Short Jr and
Nancy J. Burger and Tommy M. Short
and Benny L. Short**
Issuing Office: **Security 1st Title
116 E. Harvey Avenue
Wellington, KS 67152**
Property Address: **00000 E 10th Ave, Wellington, KS 67152**

Title Insurance Fees	
ALTA Owner's Policy 07-01-2021 (\$1,000.00)	\$415.00
	Total \$415.00
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.

Vesting Documents:

[Sumner county recorded 05/14/2004 at book 656 page 236](#)
[Sumner county recorded 05/14/2004 at book 656 page 237](#)
[Sumner county recorded 03/16/2006 at book 709 page 221](#)
[Sumner county recorded 03/16/2006 at book 709 page 223](#)

Tax Information:

[WT0165](#)

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ALTA COMMITMENT FOR TITLE INSURANCE

issued by
First American 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.

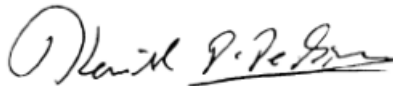
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, FIRST AMERICAN TITLE INSURANCE COMPANY, a California 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.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Kenneth D. DeGiorgio, President

By: 
Lisa W. Cornehl, Secretary

Issuing Agent: Security 1st Title, LLC



Security 1st Title

Jodie A. Heath
(620) 326-7460 (Work)
(620) 326-2357 (Work Fax)
jaheath@security1st.com

**Transaction Identification Data for reference only:**

Issuing Agent:	Security 1st Title, LLC	Buyer:	A legal entity to be determined
Issuing Office:	116 E. Harvey Avenue Wellington, KS 67152	Title Contact:	Jodie A. Heath (620) 326-7460 (Work) (620) 326-2357 (Work Fax) jaheath@security1st.com
ALTA Universal ID:	1100301		
Loan ID Number:			
Commitment No.:	KS-C3120436		
Property Address:	00000 E 10th Ave, Wellington, KS 67152		

SCHEDULE A**1. Commitment Date:**

03/12/2025 at 7:00 AM

2. Policy to be issued:

ALTA Owner's Policy 07-01-2021

\$1,000.00

Proposed Insured: A legal entity to be determined

The estate or interest to be insured: Fee Simple

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:

90% interest: Short Land Co, LLC AND

10% interest: William D. Short Jr and Nancy J. Burger and Tommy M. Short and Benny L. Short

5. The Land is described as follows:

DO NOT USE THIS LEGAL DESCRIPTION TO PREPARE DOCUMENTS. A survey/legal description WILL BE PROVIDED FOR THIS TRANSACTION. THE LEGAL DESCRIPTION WILL BE UPDATED UPON REVIEW OF THE survey/legal description.

A tract in the Northeast Quarter of Section 13, Township 32 South, Range 1 West of the 6th P.M., Sumner County, Kansas TO BE DETERMINED BY SURVEY

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: 2024

Full Amount: \$76.66, Paid

Tax Parcel Number: WT0165

7. **We must be furnished a Certificate of Survey made by a qualified surveyor, which must establish the exact boundaries of the premises described herein.**

When we have been furnished such Certificate of Survey, if necessary, we will redraft the legal description so as to definitively describe the premises to be insured. Said survey must be recorded of record.

8. **We have a copy of the Articles of Organization dated July 19, 2005 and a copy of the Operating Agreement dated September 22, 2006 of Short Land Company, LLC, a Kansas limited liability company, a limited liability company. We must be furnished with a copy of any amendments to said documents. We reserve the right to make any additional requirements we deem necessary.**

Any instrument to be executed by Short Land Company, LLC, a Kansas limited liability company, LLC must:

1. **Be executed in the limited liability company name, and**
2. **Be signed by Margorie O. Short, Manager.**
3. **In the alternative, the Company may be willing to accept a Resolution, signed by all members, consenting to one person signing on behalf of the limited liability company.**
9. **File a Warranty Deed from Short Land Company, LLC, a Kansas limited liability company; to a legal entity to be determined.**
10. **File a Warranty Deed from Nancy J. Burger, Benny L. Short, Tommy M. Short and William D. Short, Jr., stating marital status and joined by spouse, if any, to A legal entity 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 of \$5.00 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 2025, 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 West of subject property.**
9. **An easement for Right-of-way, recorded as Book P-94, Page [612](#).
In favor of: Rural Water District #1, Sumner County, Kansas
Affects: a portion of subject property**
10. **An easement for Right-of-way, recorded as Book 730, Page [155](#).
In favor of: The City of Wellington, Kansas
Affects: a portion of subject property**
11. **An easement for Right-of-way, recorded as Book 730, Page [166](#).
In favor of: The City of Wellington, Kansas
Affects: Subject property**
12. **An easement for Right-of-way, recorded as Book 1020, Page [676](#) and Book 1020, Page [681](#).
In favor of: The City of Wellington, Kansas
Affects: subject property**
13. **Subject property may become subject to special assessments for various capital improvements as evidenced by numerous governmental filings of notice in the form of Ordinance No. 3972 in Book 722, Page [161](#).**

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14. Subject property may become subject to special assessments for various capital improvements as evidenced by numerous governmental filings of notice in the form of Resolution No. 5657 in Book 946, Page [113](#); Resolution 5932 in Book 1035, Page [581](#).
15. The following matters disclosed by a survey made by _____ on _____, designated filed on _____ in Book _____, Page _____:

16. The terms and provisions contained in Affidavit Memorandum of Agreement between Targa Pipeline Mid-Continent Westok LLC and Sandridge Exploration and Production LLC, filed April 1, 2016 in Book 975, Page [186](#). NOTE: This is a blanket document that is indexed in all Section, Township and Ranges in Sumner County, Kansas and may or may not pertain to the subject property set forth in Schedule A herein.
17. Tenancy rights, if any, either month-to-month or by virtue of written leases, of parties now in possession of any part of the premises described herein.
18. Any interest outstanding of record in and to all the oil, gas and other minerals in and under and that may be produced from said premises, together with all rights incident to or growing out of said outstanding minerals, including but not limited to outstanding oil and gas leases and easements.

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

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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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Privacy Notice

Last Updated and Effective Date: December 1, 2024

First American Financial Corporation and its subsidiaries and affiliates (collectively, “First American,” “we,” “us,” or “our”) describe in our full privacy notice (“Notice”), which can be found at <https://www.firstam.com/privacy-policy/>, how we collect, use, store, sell or share your personal information when: (1) you access or use our websites, mobile applications, web-based applications, or other digital platforms where the Notice is posted (“Sites”); (2) you use our products and services (“Services”); (3) you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method (“Communications”); (4) we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies (“Third Parties”); and (5) you interact with us to conduct business dealings, such as the personal information we obtain from business partners and service providers and contractors who provide us certain business services (“B2B”). This shortened form of the Notice describes some of the terms contained in the full Privacy Notice. Personal information is sometimes also referred to as personal data, personally identifiable information or other like terms to mean any information that directly or indirectly identifies you or is reasonably capable of being associated with you or your household. However, certain types of information are not personal information and thus, not within the scope of our Notice, such as: (1) publicly available information; and (2) de-identified and aggregated data that is not capable of identifying you. If we use de-identified or aggregated data, we commit to maintain and use the information in a nonidentifiable form and not attempt to reidentify the information, unless required or permitted by law.

This Notice applies wherever it is posted. To the extent a First American subsidiary or affiliate has different privacy practices, such entity shall have their own privacy statement posted as applicable.

Please note that this Notice does not apply to any information we collect from job candidates and employees. Our employee and job candidate privacy notice can be found [here](#).

What Type Of Personal Information Do We Collect About You? We collect a variety of categories of personal information about you. To learn more about the categories of personal information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Personal Information? We collect your personal information: (1) directly from you; (2) automatically when you interact with us; and (3) from other parties, including business parties and affiliates.

How Do We Use Your Personal Information? We may use your personal information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, complying with relevant laws and our policies, and handling a claim. To learn more about how we may use your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Disclose Your Personal Information? We may disclose your personal information, including to subsidiaries, affiliates, and to unaffiliated parties, such as service providers and contractors: (1) with your consent; (2) in a business transfer; and (3) for legal process and protection. Although we do not “sell” your information in the traditional sense, the definition of “sale” is broad under the CCPA that some disclosures of your information to third parties may be considered a “sale” or “sharing” for targeted advertising. To learn more about how we disclose your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect Your Personal Information? The security of your personal information is important to us. We take all commercially reasonable steps to make sure your personal information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your personal information.

How Long Do We Keep Your Personal Information? We keep your personal information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and disclosure of your personal information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

International Jurisdictions: Our Services are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Services from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with the Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Services, and your agreements with us.

Changes to Our Notice We may change the Notice from time to time. Any and all changes to the Notice will be reflected on this page and in the full Notice, and where appropriate provided in person or by another electronic method.

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YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR SERVICES OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THE NOTICE.

For California Residents If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018, as amended by the California Privacy Rights Act and its implementing regulations ("CCPA"). To learn more, please visit <https://www.firstam.com/privacy-policy/>.

Contact Us: dataprivacy@firstam.com or toll free at 1-866-718-0097.

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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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Commitment Cover Page

Order Number: **3120415**

Delivery Date: **03/20/2025**

Property Address: **00000 E 10th Ave, Wellington, KS 67152**

For Title Assistance

Jodie A. Heath
116 E. Harvey Avenue
Wellington, KS 67152
Office: (620) 326-7460
jaheath@security1st.com

Buyer/Borrower

A legal entity to be determined
Delivered via: Electronic Mail

Seller/Owner

Short Land Co, LLC
PO Box 1
Oxford, KS 67119
Delivered via: Electronic Mail

Seller/Owner

William D. Short Jr
PO Box 1
Oxford, KS 67119
Delivered via: Electronic Mail

Seller/Owner

Nancy J. Burger
PO Box 1
Oxford, KS 67119
Delivered via: Electronic Mail

Seller/Owner

Tommy M. Short
PO Box 1
Oxford, KS 67119
Delivered via: Electronic Mail

Seller/Owner

Benny L Short
PO Box 1
Oxford, KS 67119
Delivered via: Electronic Mail

Agent for Seller

J.P. Weigand & Sons, Inc. - Market St.
Attention: Taylor Hake
150 N. Market
Wichita, KS 67202
(316) 292-3970 (Work)
thake@weigand.com
Delivered via: Electronic Mail

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Title Fee Invoice

Date: **03/20/2025** Buyer(s): **A legal entity to be determined**
Order No.: **3120415** Seller(s): **90% interest: Short Land Co, LLC and
10% interest: William D. Short Jr and
Nancy J. Burger and Tommy M. Short
and Benny L. Short**
Issuing Office: **Security 1st Title
116 E. Harvey Avenue
Wellington, KS 67152**
Property Address: **00000 E 10th Ave, Wellington, KS 67152**

Title Insurance Fees	
ALTA Owner's Policy 07-01-2021 (\$1,000.00)	\$415.00
	Total \$415.00
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.

Vesting Documents:

[Sumner county recorded 05/14/2004 at book 656 page 236](#)
[Sumner county recorded 05/14/2004 at book 656 page 237](#)
[Sumner county recorded 03/16/2006 at book 709 page 221](#)
[Sumner county recorded 03/16/2006 at book 709 page 223](#)

Tax Information:

[WT0161](#)

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ALTA COMMITMENT FOR TITLE INSURANCE

issued by
First American 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.

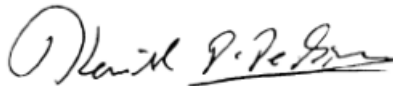
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, FIRST AMERICAN TITLE INSURANCE COMPANY, a California 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.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Kenneth D. DeGiorgio, President

By: 
Lisa W. Cornehl, Secretary

Issuing Agent: Security 1st Title, LLC



Security 1st Title

Jodie A. Heath
(620) 326-7460 (Work)
(620) 326-2357 (Work Fax)
jaheath@security1st.com



Transaction Identification Data for reference only:

Issuing Agent:	Security 1st Title, LLC	Buyer:	A legal entity to be determined
Issuing Office:	116 E. Harvey Avenue Wellington, KS 67152	Title Contact:	Jodie A. Heath (620) 326-7460 (Work) (620) 326-2357 (Work Fax) jaheath@security1st.com
ALTA Universal ID:	1100301		
Loan ID Number:			
Commitment No.:	KS-C3120415		
Property Address:	00000 E 10th Ave, Wellington, KS 67152		

SCHEDULE A

1. Commitment Date:

03/12/2025 at 7:00 AM

2. Policy to be issued:

ALTA Owner's Policy 07-01-2021

\$1,000.00

Proposed Insured: A legal entity to be determined

The estate or interest to be insured: Fee Simple

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:

90% interest: Short Land Co, LLC AND

10% interest: William D. Short Jr and Nancy J. Burger and Tommy M. Short and Benny L. Short

5. The Land is described as follows:

DO NOT USE THIS LEGAL DESCRIPTION TO PREPARE DOCUMENTS. A survey/legal description WILL BE PROVIDED FOR THIS TRANSACTION. THE LEGAL DESCRIPTION WILL BE UPDATED UPON REVIEW OF THE survey/legal description.

A tract in the Northeast Quarter of Section 13, Township 32 South, Range 1 West of the 6th P.M., Sumner County, Kansas TO BE DETERMINED BY SURVEY

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: 2024

Full Amount: \$561.72, Paid

Tax Parcel Number: WT0161

7. **We must be furnished a Certificate of Survey made by a qualified surveyor, which must establish the exact boundaries of the premises described herein.**

When we have been furnished such Certificate of Survey, if necessary, we will redraft the legal description so as to definitively describe the premises to be insured. Said survey must be recorded of record.

8. **We have a copy of the Articles of Organization dated July 19, 2005 and a copy of the Operating Agreement dated September 22, 2006 of Short Land Company, LLC, a Kansas limited liability company, a limited liability company. We must be furnished with a copy of any amendments to said documents. We reserve the right to make any additional requirements we deem necessary.**

Any instrument to be executed by Short Land Company, LLC, a Kansas limited liability company, LLC must:

- 1. Be executed in the limited liability company name, and**
- 2. Be signed by Margorie O. Short, Manager.**
- 3. In the alternative, the Company may be willing to accept a Resolution, signed by all members, consenting to one person signing on behalf of the limited liability company.**
9. **File a Warranty Deed from Short Land Company, LLC, a Kansas limited liability company; to a legal entity to be determined.**
10. **File a Warranty Deed from Nancy J. Burger, Benny L. Short, Tommy M. Short and William D. Short, Jr., stating marital status and joined by spouse, if any, to A legal entity 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 of \$5.00 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 2025, 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 of subject property.**
9. **An easement for Right-of-way, recorded as Book P-94, Page [612](#).
In favor of: Rural Water District #1, Sumner County, Kansas
Affects: a portion of subject property**
10. **An easement for Right-of-way, recorded as Book 730, Page [155](#).
In favor of: The City of Wellington, Kansas
Affects: a portion of subject property**
11. **An easement for Right-of-way, recorded as Book 730, Page [166](#).
In favor of: The City of Wellington, Kansas
Affects: Subject property**
12. **An easement for Right-of-way, recorded as Book 1020, Page [676](#) and Book 1020, Page [681](#).
In favor of: The City of Wellington, Kansas
Affects: subject property**
13. **Subject property may become subject to special assessments for various capital improvements as evidenced by numerous governmental filings of notice in the form of Ordinance No. 3972 in Book 722, Page [161](#).**

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14. Subject property may become subject to special assessments for various capital improvements as evidenced by numerous governmental filings of notice in the form of Resolution No. 5657 in Book 946, Page [113](#); Resolution 5932 in Book 1035, Page [581](#).
15. The following matters disclosed by a survey made by _____ on _____, designated filed on _____ in Book _____, Page _____:

16. The terms and provisions contained in Affidavit Memorandum of Agreement between Targa Pipeline Mid-Continent Westok LLC and Sandridge Exploration and Production LLC, filed April 1, 2016 in Book 975, Page [186](#). NOTE: This is a blanket document that is indexed in all Section, Township and Ranges in Sumner County, Kansas and may or may not pertain to the subject property set forth in Schedule A herein.
17. Tenancy rights, if any, either month-to-month or by virtue of written leases, of parties now in possession of any part of the premises described herein.
18. Any interest outstanding of record in and to all the oil, gas and other minerals in and under and that may be produced from said premises, together with all rights incident to or growing out of said outstanding minerals, including but not limited to outstanding oil and gas leases and easements.

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

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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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Privacy Notice

Last Updated and Effective Date: December 1, 2024

First American Financial Corporation and its subsidiaries and affiliates (collectively, “First American,” “we,” “us,” or “our”) describe in our full privacy notice (“Notice”), which can be found at <https://www.firstam.com/privacy-policy/>, how we collect, use, store, sell or share your personal information when: (1) you access or use our websites, mobile applications, web-based applications, or other digital platforms where the Notice is posted (“Sites”); (2) you use our products and services (“Services”); (3) you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method (“Communications”); (4) we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies (“Third Parties”); and (5) you interact with us to conduct business dealings, such as the personal information we obtain from business partners and service providers and contractors who provide us certain business services (“B2B”). This shortened form of the Notice describes some of the terms contained in the full Privacy Notice. Personal information is sometimes also referred to as personal data, personally identifiable information or other like terms to mean any information that directly or indirectly identifies you or is reasonably capable of being associated with you or your household. However, certain types of information are not personal information and thus, not within the scope of our Notice, such as: (1) publicly available information; and (2) de-identified and aggregated data that is not capable of identifying you. If we use de-identified or aggregated data, we commit to maintain and use the information in a nonidentifiable form and not attempt to reidentify the information, unless required or permitted by law.

This Notice applies wherever it is posted. To the extent a First American subsidiary or affiliate has different privacy practices, such entity shall have their own privacy statement posted as applicable.

Please note that this Notice does not apply to any information we collect from job candidates and employees. Our employee and job candidate privacy notice can be found [here](#).

What Type Of Personal Information Do We Collect About You? We collect a variety of categories of personal information about you. To learn more about the categories of personal information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Personal Information? We collect your personal information: (1) directly from you; (2) automatically when you interact with us; and (3) from other parties, including business parties and affiliates.

How Do We Use Your Personal Information? We may use your personal information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, complying with relevant laws and our policies, and handling a claim. To learn more about how we may use your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Disclose Your Personal Information? We may disclose your personal information, including to subsidiaries, affiliates, and to unaffiliated parties, such as service providers and contractors: (1) with your consent; (2) in a business transfer; and (3) for legal process and protection. Although we do not “sell” your information in the traditional sense, the definition of “sale” is broad under the CCPA that some disclosures of your information to third parties may be considered a “sale” or “sharing” for targeted advertising. To learn more about how we disclose your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect Your Personal Information? The security of your personal information is important to us. We take all commercially reasonable steps to make sure your personal information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your personal information.

How Long Do We Keep Your Personal Information? We keep your personal information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and disclosure of your personal information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

International Jurisdictions: Our Services are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Services from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with the Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Services, and your agreements with us.

Changes to Our Notice We may change the Notice from time to time. Any and all changes to the Notice will be reflected on this page and in the full Notice, and where appropriate provided in person or by another electronic method.

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YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR SERVICES OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THE NOTICE.

For California Residents If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018, as amended by the California Privacy Rights Act and its implementing regulations ("CCPA"). To learn more, please visit <https://www.firstam.com/privacy-policy/>.

Contact Us: dataprivacy@firstam.com or toll free at 1-866-718-0097.

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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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