INVOICE

McClain Farms LLC
480 W 1400 Rd
Long Island, KS 67647

prairiesky10@gmail.com
+1 (785) 854-8484

Bill to
BBT Corp
PO Box 800
Holdrege, NE 68949

Ship to
BBT Corp
PO Box 800
Holdrege, NE 68949

Invoice details

Invoice no.: 327
Terms: Net 30
Invoice date: 11/09/2026
Due date: 12/09/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**Reimburse Funds - landlord share**	Fertilizer - MAP	11257.88	$0.04606	$518.54
2.	**Reimburse Funds - landlord share**	Fertilizer - Urea	28440.96	$0.04851	$1,379.67

Total **$1,898.21**

Ways to pay

BANK

View and pay

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:
Issuing Agent: Norton County Title, LLC
Issuing Office: 119 S First Street
Norton, KS 67654
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Commitment Number: 26-NC-171
Issuing Office File Number: 26-NC-171
Property Address: SE/4 8-3-24; SW/4 9-3-24, Norton, KS 67654
Revision Number:

SCHEDULE A

1. Commitment Date: October 12, 2026 at 8:00 AM

2. Policy to be issued:
   a. 2021 ALTA Owner's Policy

Proposed Insured:	TBD
Proposed Amount of Insurance:	$500,000.00
Policy Premium	$0.00
The estate or interest to be insured:	fee simple

   b. 2021 ALTA Loan Policy

Proposed Insured:	
Proposed Amount of Insurance:	$500,000.00
Policy Premium	$0.00
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:
Ann K. Kansanback

5. The Land is described as follows:
See Exhibit A attached hereto and made a part hereof.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

NORTON COUNTY TITLE, LLC
119 S First Street, Norton, KS 67654
Telephone: (785) 874-2155

Countersigned:

By:_____
Authorized Signatory
Lindsey Bailey, License #19419939
Norton County Title, LLC, License #12952

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; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

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, delivered, and recorded in the Public Records.

5. Require signed Owner's Affidavit for the Title Company's files.

6. Require a properly executed Warranty Deed from Ann K. Kansanback and spouse, if any, to TBD, be recorded with the Register of Deeds, Norton County, Kansas, along with a sales validation questionnaire.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

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 encumbrance, violation, variation or adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), that would be disclosed by an accurate and complete land title 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, material, or equipment heretofore or hereafter furnished, imposed by law, unless such lien is 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, not yet due and payable.

   - (Taxes for the year 2025 have been paid in full. Tract 1: Tax ID #143-08-0-00-00-004-00-0-01, total 2025 taxes $1,406.52; Tract 2: Tax ID #142-09-0-00-00-003-00-0-01, total 2025 taxes $1,335.08).

8. Subject to: Reservation of Oil, Gas and Other Minerals as contained in Deed by and between Floyd Merlynn Colip and Carolyn Joan Colip, as grantor and Ken Eland, individually, a single person , and as qualified intermediary for Barry Dean Madden, as grantee, recorded on January 17, 2007, in Book 147A, Page 308, filed in the Official Records of the Register of Deeds, Norton County, State of Kansas. Tracts 1 and 2

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

9. Subject to: Sanitation Zone by the State Department of Health to the Public as recorded in Book 8A, Page 9, filed with the Register of Deeds, Norton County, Kansas. Tracts 1 and 2

10. Subject to: In the Matter of Required Water Flow Meters for Wells within the Prairie Dog Subbasin by the Kansas Department of Agriculture Division of Water Resources as recorded in Book 4, Page 175, filed with the Register of Deeds, Norton County, Kansas. Tracts 1 and 2

11. Any rights, easements, interests or claims that may exist by reason of, or be reflected by, the facts shown on the survey dated April 16, 2005 by Wayne M. Dietz as recorded in Book D, Page 222, filed with the Register of Deeds, Norton County, Kansas. Tract 1

12. We do not insure "Water and Water rights, claims or title to water." Consult with the Kansas Department of Agriculture, Division of Water Resources for the current status of water rights, change in place of use, point of diversion and use made of water rights, etc. under Kansas law. It should be noted that documents relating to water are not always filed of record in the local County Register of Deeds, the Division of Water Resources is the controlling office.

13. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

EXHIBIT "A"

The Land referred to herein below is situated in the County of Norton, State of Kansas, and is described as follows:

Tract 1: Surface Interest and 1/2 Mineral Interest to the Southeast Quarter (SE/4) of Section Eight (8), Township Three (3) South, Range Twenty-four (24) West of the 6th P.M., Norton County, Kansas.

Tract 2: Surface Interest and 1/2 Mineral Interest to the Southwest Quarter (SW/4) of Section Nine (9), Township Three (3) South, Range Twenty-four (24) West of the 6th P.M., Norton County, Kansas.

Copyright 2021 American Land Title Association. All rights reserved.
Reprinted under license from the American Land Title Association.
This form has not been approved as an ALTA standard Form.

308

Entered Into Transfer Record in My Office
this 17 day of January, 2007
County Clerk Robert E. Wyatt
DP

WARRANTY DEED

Floyd Merlynn Colip and Carolyn Joan Colip, husband and wife, convey and warrant to Ken Eland, individually, a single person, and as qualified intermediary for Barry Dean Madden, all the following described real estate in the County of Norton and the State of Kansas, to-wit:

The Southwest Quarter (SW/4) of Section Nine (9), Township Three (3) South, Range Twenty-four (24) West of the Sixth P.M.; and

The Southeast Quarter (SE/4) of Section Eight (8), Township Three (3) South, Range Twenty-four (24) West of the Sixth P.M.;

however, reserving and excepting unto the Grantors, their heir heirs, executors, administrators and assigns one-half of the oil, gas and other minerals in and under the surface of said land for a period of twenty (20) years from the date hereof, and for so long thereafter as oil, gas and other minerals are produced therefrom, together with the full and free right to enter upon said premises and use so much of the surface thereof as may be reasonably necessary for operating, drilling and marketing the production therefrom;

except and subject to easements and restrictions of record.

In consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, including the foregoing mineral reservation.

Dated: January 15, 2007.

Floyd Merlynn Colip
Floyd Merlynn Colip

Carolyn Joan Colip
Carolyn Joan Colip

STATE OF KANSAS)
COUNTY OF NORTON) SS:

BE IT REMEMBERED, That on this 15th day of January, 2007, before me, the undersigned, a notary public in and for the County and State aforesaid, came Floyd Merlynn Colip and Carolyn Joan Colip, husband and wife, who are personally known to me to be the same persons who executed the within instrument of writing and such persons duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, the day and year last above written.

Julie A. Neff
Notary Public

JULIE A. NEFF
Notary Public - State of Kansas
My Appt. Expires June 5, 2008

STATE OF KANSAS, NORTON COUNTY, SS-FILED
FOR RECORD AT 10:05 O'CLOCK A M

JAN 17 2007

AND RECORDED IN BOOK 147 PAGE 308
Wanda M. Vincent
REG. OF DEEDS - NORTON COUNTY, KS $8.00