

JOHNSTON, EISENHAUER, EISENHAUER & LYNCH, LLC

A T T O R N E Y S A T L A W

MICHAEL K. JOHNSTON
ROBERT R. EISENHAUER

P.O. DRAWER 825 • 113 EAST THIRD
PRATT, KANSAS 67124
620-672-5533 • FAX 620-672-3313

TYSON R. EISENHAUER
DANIEL O. LYNCH

October 16, 2025

MINERAL TITLE OPINION

Re: The Northeast Quarter (NE/4) of Section 32, Township 25 South, Range 12 West of the 6th P.M., Stafford County, Kansas

This Mineral Title Opinion is prepared for Ryan Koelsch. Disclosure to third parties may constitute waiver of attorney-client privilege.

TITLE PAPERS SUBMITTED:

This is to certify we have examined the records of the Register of Deeds Office of Stafford County, Kansas, from the issuance of the government patent to October 10, 2025 at 8:00 a.m.

TITLE FINDINGS:

After examination of the above-described records, assuming the validity thereof and the accuracy of the indexing thereof, we now find as of October 10, 2025 at 8:00 a.m. good marketable title for mineral title purposes in Nuttco, LLC, a Kansas limited liability company, by reason of a deed dated February 20, 2024 recorded in Book 297 at page 72 in the records the Register of Deeds Office of Stafford County, Kansas.

Subject, however, to the following:

1. Our examination of the records of the Register of Deeds Office of Stafford County, Kansas, show numerous oil and gas leases which appear to have expired by their own terms, but have not been released of record.

REQUIREMENT: We would require that an Affidavit of Non-Production be executed by a knowledgeable individual stating that they know of their own personal knowledge there is not now any oil, gas, and/or other minerals being produced from the above-described property or lands leased or unitized therewith. Said Affidavit of Non-Production should also state there are no shut-in wells existing for which a shut-in royalty might be paid, and that no development or operations are currently be prosecuted that might maintain the oil and gas lease(s). Said Affidavit of Non-Production should be recorded with the Register of Deeds Office of Stafford County, Kansas.

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Ryan Koelsch should also personally satisfy itself that no one is in possession claiming under such oil and gas lease(s), and that neither oil nor gas is currently being produced.

2. Our examination of the records of the Register of Deeds Office of Stafford County, Kansas, shows a pipeline easement dated August 17, 1977 recorded in miscellaneous Book 17 at page 213, wherein Northern Natural Gas Company was granted a pipeline easement on, over and across above-described real property.

NOTATION: No requirement is made concerning said pipeline easement, however, purchasers acquire their interest in the property subject to the terms and provisions of said pipeline easement.

3. We would require at closing that a deed should be executed by Nuttco, LLC in favor of the purchasers, and said deed should be recorded with the Register of Deeds Office of Stafford County, Kansas.

TAXES:

Our examination of the records of the County Treasurer of Stafford County, Kansas, shows that taxes are current as of the date of this opinion.

REMARKS:

1. You should ascertain who is in possession of the above-described real property and determine what right, title or interest he claims therein, as you obtain your interest in the property subject to tenant's rights.

2. You should further ascertain whether or not any repairs or improvements have been made to the property within the last four months, and if so, that all charges for labor and materials have been paid in full.

3. This opinion makes no representations as to the boundary lines of the above-described real property. If you have any questions as to the boundary lines, the same should be determined by a competent surveyor.

4. This opinion makes no representations as to the current zoning of the above-described real property. We further make no representations as to whether or not the current usage or any intended usage will be in compliance with applicable zoning laws. If you have any questions regarding the zoning classification of this property or the permissible uses under a specific zoning classification, you should inquire of the appropriate government officials to determine the same.

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5. This opinion only covers Uniform Commercial code financing statements shown on the Abstract of Title. Ordinarily, the Abstract of Title will only list financing statements which are indexed by legal description and filed with the Register of Deeds in the County where the real estate is located. Uniform Commercial Code financing statements for certain types of personal property and fixtures are ordinarily filed with the Secretary of State in Topeka, Kansas. Upon proper application and payment of a search fee, the Secretary of State will supply you with a list of financing statements indexed by the name of the debtor.

Sincerely,

JOHNSTON, EISENHAUER, EISENHAUER
& LYNCH, LLC

By:


Robert Eisenhauer
For the Firm

RE/jh
M.T.O. - #12765