

LyonCounty*Title*[™]

423 Commercial Street
Emporia, KS, 66801
(620) 343-1490
Fax: (620) 343-1492

Date: September 24, 2020

To: Vaughn-Roth Land Brokers
annaj@vaughnroth.com

In Re: Van Sickle #20-13518

STATEMENT

Report for Auction

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THANK YOU !!!

LYON COUNTY TITLE, L.L.C.

423 Commercial
Emporia, KS 66801

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

“INFORMATIONAL REPORT ONLY”

Prepared For: Vaughn-Roth Land Brokers

Schedule A

REPORT NO.: 20-13518

FILE NO.: TI-13518

EFFECTIVE DATE: September 22, 2020 at 7:55 o'clock A.M.

Inquiries Should Be Directed To: Shirley Crist
343-1490

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

Emporia State Bank and Trust Company, Trustee of the Coburn Eugene Van Sickle
Revocable Trust dated November 30, 2001

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

The South Half of the Northeast Quarter (S1/2 NE1/4) of Section 28, Township 18 South,
Range 13 East of the 6th P.M., Lyon County, Kansas.
AND

The North Half of the Northeast Quarter (N1/2 NE1/4) of Section 28, Township 18 South,
Range 13 East of the 6th P.M., Lyon County, Kansas.

LYON COUNTY TITLE, L.L.C.

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

"INFORMATIONAL REPORT ONLY"

Schedule B-I

REPORT NO: 20-13518

1. NOTE: This is NOT a commitment to insure and has been issued as a report as to the status of title only, and as such should not be relied upon for a Real Estate Transaction. This is not a commitment to insure, and no insurance is provided by this report; nor is the Company liable for errors or omissions in this report.
If a Commitment for Title Insurance is desired, the identity of the entities to be insured and policy amounts must be disclosed to this Company, and this Company will then issue a Commitment for Title Insurance disclosing all requirements for issuance of the policy, as well as any additional exceptions which may then be necessary.

Limitation of Liability for Informational Report

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

SPECIAL EXCEPTIONS

2. General taxes for the year of 2020 and subsequent years, together with any special assessments due and payable therewith. (**Tax ID#JT00391** and **Tax ID#JT00391A1**) (2019 taxes were in the amounts of \$340.46 and \$245.90) (2019 taxes are paid, 2020 taxes are not due or payable.)
3. Notice of Ownership of Leases, by Robert Watchorn, filed March 19, 1926 in Book 155, page 403 in the office of the Register of Deeds, Lyon County, Kansas. (NE1/4 28-18-13)
4. Oil and Gas Lease to J.H. Reid and H. L. Seltzer, filed May 21, 1926 in Book 158, page 76 in the office of the Register of Deeds, Lyon County, Kansas. Assignment of Oil and Gas Lease to Robert Watchorn filed May 21, 1926 in Book 158, page 96. (NE1/4 28-18-13)

Special Exceptions Continued:

5. Rights of Agricultural Tenants in possession, if any.
6. Terms and conditions of contracts, if any, with the United States Department of Agriculture.
7. Any right of ways for roads or highways.

END OF SCHEDULE B