



Security 1st Title

Any questions regarding this report should be directed to: **Regina Adelhardt**

Phone: **620-532-2011**, Email: **radelhardt@security1st.com**

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.

6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records
7. **General taxes and special assessments for the fiscal year 2021 in the amount of \$1,464.18, Paid. (contains additional property)**
Property ID # [048-102-09-0-00-00-003.00-0](#)
8. **Affidavit of road closing recorded February 6, 1996 in [Misc. Book 209, Page 80](#).**
9. **An easement for Pipeline, recorded as OG Book [O-6, Page 73](#).**
In favor of: Messenger Petroleum, Inc.
Affects: a tract of land 1 1/2 rods in width and 95 rods in length across the N/2 of NE/4
10. **An easement for Rural Water Line, recorded as [Misc. Book 153, Page 427](#).**
In favor of: Rural Water District No. 1
Affects: NE/4
11. **Rights-of-way for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the land. [Railroad Deeds](#) recorded in Book K, Pages 117 and 188. Quitclaim Deed from Union Pacific Railroad Company to Kansas Southwestern Railway, LLC recorded November 5, 1998 in [Book 191, Page 300](#).**
12. **Declaration of Abandonment by Central Kansas Railway recorded July 17, 2005 in [Book M218, Page 215](#).**
13. **The following matters disclosed by and approximately shown on survey made by Daniel E. Garber on May 19, 2022, designated Job No. G2022-284, recorded May 27, 2022 in Book [PLAT8-121](#):**
30' Right of Way on North property line
14. **The possible existence of overhead or underground utility lines serving adjacent land or extending from the insured land onto adjacent land.**



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15. 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, exceptions, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interest or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
16. Rights or claims of parties in possession not shown by the public records.
17. The definition of land as described in the policy does not include any manufactured home or mobile home located on the insured premises, unless the personal title to the same has been cancelled by the Kansas Department of Motor Vehicles and filed with the Kingman County Register of Deeds.
18. Any portion(s) of subject property used for railroad purposes.

Dated: **June 2, 2022**, at **7:30 a.m.**

SECURITY 1ST TITLE

By: _____

LICENSED ABSTRACTER

EXHIBIT "A"

PARCEL 4:

A portion of the East Half of Section 09, Township 28 South, Range 07 West of the 6th Principal Meridian, Kingman County, Kansas more particularly described by Daniel E. Garber, PS #683, on May 19, 2022 as follows:

Commencing at the Northwest corner of the Northeast Quarter of Section 09, Township 28 South, Range 07 West of the 6th Principal Meridian; thence with a bearing of North 89°07'49" East (basis of bearing is NAD 83 Kansas South Zone) along the North line of said Northeast Quarter 635.84 feet to the point of beginning; thence continuing North 89°07'49" East along the North line of said Northeast Quarter 546.23 feet; thence South 00°10'21" East 2580.97 feet to the South line of said Northeast Quarter; thence continuing South 00°10'21" East 1305.47 feet to the South line of the North Half of the Southeast Quarter of said Section; thence South 89°35'31" West along the South line of the North Half of said Southeast Quarter 1181.83 feet to the West line of said Southeast Quarter; thence North 00°10'30" West along the West line of said Southeast Quarter 1302.30 feet to the Southwest corner of said Northeast Quarter; thence continuing North 00°10'30" West along the West line of said Northeast Quarter 1302.35 feet to the Southwest corner of the Northwest Quarter of said Northeast Quarter; thence North 89°17'04" East along the South line of the Northwest Quarter of said Northeast Quarter 639.42 feet; thence North 00°19'59" West 1304.03 feet to the point of beginning, containing 87.061 Acres, subject to a road right-of-way easement across the North 30.00 feet thereof and any other easements or restrictions of record.