

Title Search Report

from
Junction City Abstract & Title Co., Inc.
Junction City, Kansas

File No. 2023-207

STATE OF KANSAS, COUNTY OF GEARY, ss:

The undersigned, being a duly licensed and qualified title agency in said County and State, do hereby certify that we have examined the records in the office of the Register of Deeds, County Treasurer and District Court affecting the title to the following described real estate in said County and State, to-wit:

Tract I:

Lots One (1), Two (2) and Three (3), Block One (1), River Front Plaza, Unit No. Two (2), a replat of River Front Plaza Unit No. One (1) and Part of Lots One (1), Nine (9), and Ten (10), Block Seven (7), Railroad Addition to the city of Junction City, Geary County, Kansas

and

Tract II:

Lots Four (4) and Five (5), Block One (1) of River Front Plaza Unit No. Two (2), a replat of River Front Plaza Unit No. 1 and Part of Lots One (1), Nine (9), and Ten (10), Block Seven (7), Railroad Addition to Junction City, Geary County, Kansas

That the last deed chain covering the above-described real estate is as follows:

Deed dated November 30, 2006, executed by Esta W. Glessner, Trustee of the Esta W. Glessner Trust, under date of August 19, 2003 to Tom Abbott, filed in the Office of the Register of Deeds, Geary County, Kansas, December 11, 2006, in Deed Book 103, page 88

Deed dated February 15, 2006, executed by Roy Westover, General Contractor to Stephen T. Abbott, filed in the Office of the Register of Deeds, Geary County, Kansas, February 23, 2006, in Deed Book 102, page 8

That there are no unreleased mortgages of record affecting said real estate, except:

Mortgage, dated October 20, 2005, executed by Tom Abbott and Ruth Abbott, husband and wife, in favor of Kansas State Bank, in the original amount of \$200,000.00, filed and recorded on October 21, 2005 in Book 161, Page 1133-1137 in the official records of the Office of the Register of Deeds, Geary County, Kansas.

Mortgage, dated February 06, 2006, executed by Tom Abbott and Ruth Abbott, husband and wife, in favor of Central National Bank, in the original amount of \$300,000.00, filed and recorded on February 7, 2006 in Book 164, Page 304-312 in the official records of the Office of the Register of Deeds, Geary County, Kansas.

Mortgage, dated February 20, 2006, executed by Stephen T. Abbott and Ruth Abbott, husband and wife, in favor of Central National Bank, in the original amount of \$200,000.00, filed and recorded on February 23, 2006 in Book 164, Page 1188-1196 in the official records of the Office of the Register of Deeds, Geary County, Kansas.

Mortgage, dated March 15, 2007, executed by S Thomas Abbott and Ruth Abbott, husband and wife, in favor of Central National Bank, in the original amount of \$50,000.00, filed and recorded on March 20, 2007 in Book 177, Page 498-507 in the official records of the Office of the Register of Deeds, Geary County, Kansas.

Mortgage, dated September 15, 2014, executed by Tom Abbott AKA Stephen T. Abbott and Ruth Abbott, husband and wife, in favor of ESB Financial, in the original amount of \$145,000.00, filed and recorded on September 19, 2014 in Book 236, Page 710-719 in the official records of the Office of the Register of Deeds, Geary County, Kansas.

That there are no judgments, tax liens warrants, mechanic's liens, executions, foreign executions, attachments or suits pending or transcripts of judgments from other state courts of United States Courts, of record in the District Court of said County, except:

None

That the records in the office of the County Treasurer show the taxes for the year **2021** and prior years have been paid in full except:

Real Estate Taxes for the year 2022 in the total amount of \$572.92. 2022 taxes are paid in one-half; Second half due and payable on May 10, 2023. These taxes include special assessments in the amount of \$0.00. 2021 and prior years PAID. Tax Code No. 09762A, CAMA No. 111-01-0-20-02-002.02-0. (Lots 1-3)

Real Estate Taxes for the year 2022 in the total amount of \$502.34. 2022 taxes are paid in one-half; Second half due and payable on May 10, 2023. These taxes include special assessments in the amount of \$0.00. 2021 and prior years PAID. Tax Code No. 09762, CAMA No. 111-01-0-20-02-002.02-0. (Lots 4-5)

That there are no easements, restrictions, right-of-ways, building lines, utility easements, leases, unreleased oil and gas leases, mineral deeds affecting said real estate, except:

Building restrictions and easements as shown on the recorded plat of said addition.

Disclaimer executed by UNION PACIFIC RAILROAD COMPANY, filed and recorded on October 26, 1987 in Book 42, Page 1965-1967 in the official records of the Office of the Register of Deeds, Geary County, Kansas.

Resolution No. 1311, filed and recorded on December 20, 1988 in Book 44, Page 624-627 in the official records of the Office of the Register of Deeds, Geary County, Kansas.

Drainage and Utility easement of undetermined and varying footage on the back lot line of said lot as shown on the recorded plat of said addition.

Utility Easement of 15 feet on the front lot line of said lot as shown on the recorded plat of said addition.

Building line of 15 feet on the East lot line of said lot as shown on the recorded plat of said addition.

Building line of 22 feet on the front lot line of said lot as shown on the recorded plat of said addition.

The right of upper and lower riparian owners to the free and unobstructed flow of water of the Republican River, which forms the northerly boundary of the subject land, without diminution or pollution.

Consequence of the river, which forms the Northerly boundary of the subject land, or any dispute arising over the location of the old bed of the Republican River, or any variance between the boundary of said land as originally conveyed and the Northerly boundary thereof as now used and occupied.

This Report is made upon the mutual understanding that the maker thereof has not examined all instruments and proceedings in the chain of title to the above described real estate; that such Report is not a guarantee of title and that the maker thereof shall not be liable for defects in the title of the above-described real estate.

This Title Search Report is issued on the express condition and understanding that the information contained herein shall not in any way be used or relied upon in connection with issuance of any policy of title insurance by the person or entity for whom this Title Search Report has been prepared. In addition, this Title Search Report is issued upon the express representation and understanding that it shall not be relied upon by any person or entity as evidence of the status or marketability of the title to the premises in any sale or loan transaction. Any such attempted use or reliance hereon shall cause this Title Search Report to be forthwith cancelled, terminated and of no binding or continuing effect on Junction City Abstract & Title Co., Inc.

Dated at Junction City, Geary County Kansas, this 18th day of April, 2023

JUNCTION CITY ABSTRACT & TITLE CO., INC.

By _____ Todd Fawcett _____