

**Clay County Abstract & Title Company
P.O. Box 235, 509 Court Street
Clay Center, KS 67432
785-632-5666**

OWNERSHIP AND ENCUMBRANCE REPORT

Date: March 4, 2019

File #2019028058

For the exclusive use of:
Midwest Land and Home

Effective Date of this Report: February 22, 2019, at 7:30 a.m

Site Address: Land - Tract 1 - Cloud Co., KS.

Legal Description:

A certain tract of land situated in the Southwest Quarter (SW/4) of Section Thirty-three (33), Township Five (5) South, of Range One (1) West of the Sixth P.M., in Cloud County, Kansas, to-wit:

Beginning at a point One Thousand Five Hundred Fifty-three (1553) feet East of the Southwest corner of said Section Number Thirty-three (33), being the place of beginning of said tract; thence North One Thousand Three Hundred Thirty-five (1335) feet to the south line of the right of way of the Republican Valley Railroad (now known as the Missouri Pacific Railroad); thence northeasterly along the south line of the Railroad right of way to the east boundary line of the Southwest Quarter (SW/4); thence South on the east line of the Southwest Quarter to the Southeast corner of said Southwest Quarter; thence west along the South line of the Southwest Quarter to the point of beginning, except the following described tracts of land, to-wit:

A tract 50 feet in width heretofore conveyed to Cloud County, Kansas for road and ditch, beginning at the south line of Missouri Pacific Railroad right of way and running south to south line of said Southwest Quarter (SW/4); Also except Public Highways and right of way of Republican Valley Railroad (now known as Missouri Pacific Railroad).

Grantees on the last deed of record are:

Kansas Quit-Claim Deed dated December 7, 1999 from Thomas B. Burns and Elfrieda D. Burns, his wife, to Thomas B. Burns, Trustee of the Thomas B. Burns Revocable Trust Dated December 7, 1999, recorded in the office of the Cloud County Register of Deeds on December 15th, 1999 at 10:30 a.m. in Vol. 144 at Page 767-9.

Fee Simple Owner:

Thomas B. Burns, Trustee of the Thomas B. Burns Revocable Trust dated December 7, 1999

Tax Information:

General taxes and special assessments for the fiscal year 2018 in the original amount of \$1,051.88. (Includes other real estate not described within)

First Installment: \$525.94, delinquent

Second Installment: \$525.94, due

Property I.D. # SH0031 - CAMA #018 33 0 00 00 006

Easements &/or Rights of Way:

Quit-Claim Deed for drainage purposes from Sadie L. Bulla and M. Bulla, wife and husband, to Cloud County, Kansas dated January 9, 1917 and recorded in the office of the Cloud County Register of Deeds on January 11, 1917 at 4:00 p.m. in Volume 42 at Page 164.

Deed for Highway Purposes dated June 30, 1965 from Cleo Morgan and Flora Morgan, his wife, to State Highway Commission of Kansas, and recorded in the office of the Cloud County Register of Deeds on August 19, 1965 at 8:00 a.m. in Deeds Book 99 at Page 623-4.

Unreleased Deeds of Trust / Mortgages:

None

Liens and Judgements:

None

General Notes:

None

This report is limited to only the information described above.

This report is not nor is it to be construed as an Abstract of Title, title opinion, or title insurance policy.

Prepared By: Jennifer Tiers