

**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 #2019028059

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 2 - 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 Seven Hundred Ninety-three (793) feet East and One Hundred Eighty-eight (188) feet North of the Southwest corner of said Section Number Thirty-three (33), said point being on the east line of Shirley Street, in the town of Ames, and Three Hundred Thirty-seven (337) feet South of the Southwest corner of Lot Eight (8) in Block Six (6) of Rice's Addition to the town of Ames, thence North One Hundred Thirty-six (136) feet; thence East Three Hundred Twenty (320) feet; thence South One Hundred Thirty-six (136) feet; thence West Three Hundred Twenty (320) feet to the place of beginning, containing One (1) acre, more or less;

AND

A tract of land 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, described as follows:

Beginning at a point 793 feet East and 374 feet North of the Southwest corner of said quarter section and running thence east 320 feet; thence North 136 feet, more or less, to the south line of Rice's Addition to the Town of Ames, Cloud County, Kansas; thence west along the south line of said addition 320 feet; and thence south 136 feet to the place of beginning.

AND

A tract of land 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, described as follows:

Beginning at a point 1113 feet East of the Southwest corner of said quarter section; thence North 510 feet to the south line of Rice's Addition to the Town of Ames; thence East 440 feet along the south line of said Rice's Addition to the Town of Ames; thence South 510 feet to the south line of the Southwest Quarter (SW/4); thence East 440 feet to the place of beginning.

**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 15<sup>th</sup>, 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:**

1. General taxes and special assessments for the fiscal year 2018 in the original amount of \$55.80.

First Installment: \$27.54, delinquent

Second Installment: \$27.54, due

Property I.D. # AM0049 - CAMA #018 33 0 00 09 003

2. 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.

**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**