

**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 #2019028060

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 3 - Cloud Co., KS.

Legal Description:

All of Blocks One (1) and Four (4) in the Original Town of Ames, Cloud County, Kansas.

Grantees on the last deed of record are:

Kansas QuitClaim 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:

1. General taxes and special assessments for the fiscal year 2018 in the original amount of \$94.28.

First Installment: \$47.14, delinquent

Second Installment: \$47.14, due

Property I.D. # AM0001 - CAMA #018 33 0 00 10 001

2. General taxes and special assessments for the fiscal year 2018 in the original amount of \$96.14.

First Installment: \$48.07, delinquent

Second Installment: \$48.07, due

Property I.D. #AM0020 - CAMA #018 33 0 00 11 001

Easements &/or Rights of Way:

Right of Way Easement from Thomas B. Burns and Elfrieda D. Burns to United Telephone Company of Kansas dated January 13, 1997 and recorded in the office of the Cloud County Register of Deeds on March 24, 1997 at 9:30 a.m. in Misc. Book 85 at Page 146-147 and assigned to Twin Valley Telephone, Inc. By Assignment of Right-of-Way Easement dated March 1, 2006 and recorded on September 6, 2006 at 8:51 a.m. in Misc. Book 97 at Page 911-14.

Lease Agreement dated April 1, 2007 executed by Thomas B. Burns, Trustee of the Thomas B. Burns Revocable Trust dated December 7, 1999, as lessor, and Twin Valley Telephone, Inc., as lessee, recorded in the office of the Cloud County Register of Deeds office on January 4, 2008 in Misc. Book 99 at Page 34-36.

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