

**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 #2019028062

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 5 - Cloud Co., KS.

**Legal Description:**

Government Lots number (10) and Eleven (11) and any portion of the North Half (N/2) of the Southwest Quarter (SW/4) lying North of Highway 9, and South of said Government Lots, all in Section Thirty-three (33), Township Five (5) South, Range One (1) West of the Sixth Principal Meridian, In Cloud County, Kansas; except the following described tract of land, to-wit:

Beginning at the Northwest corner of said Lot Eleven (11); thence South 436.92 feet; thence East 448.80 feet; thence North 15° East 72.60 feet, more or less, to the right bank of the Republican River; thence up the right bank of said Republican River North 34° West, 198 feet; thence North 50° West 269.84 feet, more or less to the east and west quarter section line in said Section Thirty-three (33); thence West 151.80 feet, more or less to place of beginning, containing 3.30 acres, more or less.

**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:**

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:**

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.

Easement for Channel Change, dated June 30, 1965, executed by Cleo Morgan and Flora Morgan, his wife, to the State Highway Commission of the State of Kansas, filed in the office of the Cloud County Register of Deeds on August 19, 1965 at 8:00 a.m. in Misc. Book 25 at Page 339.

**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