

WASHINGTON COUNTY ABSTRACT CO., INC. PO Box 116 - 111 East 3rd Street Washington, Kansas 66968	Informational Title Report
	<small>ISSUED BY</small> WASHINGTON COUNTY ABSTRACT CO., INC.
Schedule A	

File: **Informational Title Report**

Title Report No.: **6276**

1. Effective Date: **March 22, 2021 at 8:00 A.M.**

2. The estate or interest in the land described or referred to in this Title Report is:
Fee Simple

3. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:
Larry Lohse, Jerry Lohse, Ronda Mitchell, and Teresa Howard

4. The land referred to in this Commitment is described as follows:

The Northwest Quarter (NW/4) of Section Fourteen (14), Township One (1) South, Range Five (5) East of the 6th P.M., Washington County, Kansas.

Note:

This title report is for informational purposes only. This is NOT a commitment to insure and has been issued as a report as to the status of the title only; no title insurance is provided by this title report; nor is the Company liable for errors or omissions in this informational title report. If a Commitment for Title Insurance is desired, the identity of the entities to be insured and policy amounts must be disclosed to this Company, and this Company will then issue a Commitment for Title Insurance disclosing all requirements for issuance of the policy, as well as any additional exceptions which may then be necessary.



By: _____

Janeen M Stewart

Authorized Signatory

**WASHINGTON COUNTY ABSTRACT CO., INC.
PO Box 116 - 111 East 3rd Street
Washington, Kansas 66968-1919**

(This Schedule A valid only when Schedule B is attached)

WASHINGTON COUNTY ABSTRACT CO., INC. PO Box 116 - 111 East 3rd Street Washington, Kansas 66968	Informational Title Report
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Schedule B	

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ENCUMBRANCES

1. Rights or claims of parties in possession not shown by the Public Records.
2. Easements, or claims of easements, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.
4. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
6. The lien of the General Taxes for the year **2021**, and thereafter. **2020 tax amount \$2,857.60 - PAID IN FULL. Tax ID #00146**
7. Subject to **Easement** in favor of **Rural Water District No. 1**, Washington County, Kansas, for purpose of water lines and appurtenances thereof, together with right of ingress and egress from same, recorded February 6, 1975, in Book "J" at Page 485 in the Office of the Register of Deeds Washington County, Kansas.
8. Rights of tenants in possession as tenants only under unrecorded leases.
9. Rights to the public in and to existing and unrecorded State, County or Township easements, streets, roads, highways, railroads and railroad rights of way.
10. Any claim to any right, title, or interest, in and to any part of the land described in Schedule A which now is or was formerly within the railroad right-of-way, including but not limited to, all reservations, rights-of-way and easements of record or otherwise held by any railroad company; or any easements, or claims of easements not shown by the Public records, for utility installations which may be located within the former railroad right of way, including, but not limited to, rights claimed by telecommunication companies to maintain fiber optic cable systems; and subject to any right, title or interest, of adjacent land owners, in and to any part of the land described which now is or was formerly within the railroad right-of-way.
11. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
12. Rights-of-way for railroads, switch tracks, spur tracks, railway facilities, and other related easements, if any, on and across the Land.
13. Title to that portion of the Land, if any, lying within the railroad right of way.