

INFORMATIONAL REPORT

This 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 title, and as such should not be relied upon for a Real Estate Transaction. This is not a commitment to insure, and no insurance is provided by this report.

1. Report Date: **February 24, 2021, 8:00 am**
2. **Fee Simple** interest in the land described in this Report is owned, at the Report Date, by
Allen R. Kamm, as Trustee, of the Allen R. Kamm Revocable Living Trust
3. The land referred to in the Report is described as follows:

SEE ATTACHED EXHIBIT "A"

TALLGRASS TITLE



Jacob Pugh

TALLGRASS TITLE

625 LINCOLN AVE
WAMEGO, KS 66547
785-456-2779

Exhibit "A"

The East Half (E1/2) of the Northeast Quarter (NE1/4) and the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Eleven (11), Township Twelve (12) South, Range Six (6) East of the Sixth Principal Meridian, and the West Half (W1/2) of the Northwest Quarter (NW1/4) of Section Twelve (12), Township Twelve (12) South, Range Six (6) East of the Sixth Principal Meridian, except the following tract of land: All of that parcel of land that lays West (W) of Clark's Creek in the South West Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Eleven (11), Township Twelve (12) South, Range Six (6) East of the Sixth Principal Meridian.

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EXCEPTIONS

Any policy we may issue will have the following exceptions unless they are taken care of to our satisfaction.

1. **Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.**
2. **Right or claims of parties in possession not shown by the Public Records.**
3. **Easements, or claims of easements, not shown by the Public Records.**
4. **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.**
5. **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.**
6. **Taxes, or special assessments, if any, not shown as existing liens by the Public Records.**
7. **Taxes for the year 2021 and subsequent years are not yet due and payable. Taxes for the year 2020 in the total amount of \$843.68 are paid in full. Taxes for the year 2019 and prior years are paid in full. CAMA/Parcel Number: 101-11-0-00-00-001.00-0**
8. **Taxes for the year 2021 and subsequent years are not yet due and payable. Taxes for the year 2020 in the total amount of \$78.06 are paid in full. Taxes for the year 2019 and prior years are paid in full. CAMA/Parcel Number: 101-12-0-00-00-003.00-0**
9. **Lack of a right of access to and from the land.**
10. **The land in this commitment shall not be deemed to include any house trailer or mobile home standing on the premises.**
11. **Existing roads, railroads, streets, or highway rights of way.**
12. **Easements and restrictions of record.**
13. **Zoning and regulations for Geary County, Kansas.**

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