

# CERTIFICATE OF TITLE

(Adopted by Kansas Land Title Association)  
(Approved by Kansas Abstractors' Board of Examiners)

No. 5065 COT Tract 1, 2 and 5 on survey (Tract 1 per sale bill)

**WASHINGTON COUNTY ABSTRACT CO., INC.**  
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Prepared for:

**Bolton & McNish, LLC**  
Attorneys at Law  
916 Broadway, P.O. Box 386  
Marysville, KS 66508

*STATE OF KANSAS, COUNTY OF WASHINGTON, ss:*

We, the undersigned, being duly licensed and bonded abstractors in said County and State do hereby certify that we have examined the records in the offices of the Register of Deeds, County Treasurer, and all courts of record, affecting the title to the following described real estate in said County and State, to-wit:

**A tract of land in the South Half (S-1/2) of the Southwest Quarter (SW-1/4) and the SW-1/4 of the Southeast Quarter (SE-1/4) of Section 5, Township 3 South, Range 5 East, of the 6th P.M., in Washington County, Kansas, being more fully described as follows:**

**BEGINNING at the Northwest (NW) corner of the S-1/2 of said SW-1/4, point being marked with a 4" x 10" Limestone with a 1/2" x 30" rebar on the East side; THENCE North 88°11'55" East along the North Line of the S-1/2 of said SW-1/4 through a 1/2" x 30" rebar with plastic cap (w/PC) at 2684.13 feet for a distance of 2707.63 to the Northeast (NE) corner of the S-1/2 of said SW-1/4; THENCE North 87°55'15" East along the North line of the SW-1/4 of said SE-1/4 for 289.22 feet to a calculated point on the centerline of the Little Blue River; THENCE along the centerline of said Little Blue River for the following four courses: South 59°04'10" East for 240.00 feet to a calculated point; THENCE North 84°08'28" East for 300.00 feet to a calculated point; THENCE South 67°53'00" East for 300.00 feet to a calculated point; THENCE South 37°31'52" East for 450.00 feet to a calculated point on the East line of the SW-1/4 of said SE-1/4; THENCE South 02°00'31" East along said East line for 268.97 feet to a point on the centerline of the Little Blue River; THENCE South 18°17'16" West along said centerline for 475.67 feet to a calculated point on the South line of the SW-1/4 of said SE-1/4; THENCE South 87°56'35" West along said South line for 1163.92 feet to the Southeast (SE) corner of said SW-1/4, point being marked by a 1/2" x 30" rebar with aluminum cap (w/AC); THENCE Continuing South 87°56'35" West along the South line of said SW-1/4 for 2723.30 feet to the Southwest (SW) corner of said SW-1/4, point being marked with a 1/2" iron pin (IP) w/AC; THENCE North 01°10'17" West along the West line of the S-1/2 of said SW-1/4 for 1327.18 feet to the POINT OF BEGINNING. Containing 116.85 acres more or less; and,**

**A tract of land in the Northwest Quarter (NW-1/4) of the Southeast Quarter (SE-1/4) of Section 5, Township 3 South, Range 5 East, of the 6th P.M., in Washington County, Kansas, being more fully described as follows:**



STARTING at the Northwest (NW) corner of said SE-1/4, point being marked with a 1/2" x 30" rebar with aluminum cap (w/AC); THENCE South 02°42'55" East along the West line of the NW-1/4 of said SE-1/4 for 327.80 feet to the POINT OF BEGINNING, point being marked with a 1/2" x 30" rebar with plastic cap (w/PC); THENCE Continuing South 02°42'55" East along said West line for 983.40 feet to the Southwest (SW) corner of the NW-1/4 of said SE-1/4; THENCE North 87°55'15" East along the South line of the NW-1/4 of said SE-1/4 for 289.22 feet to a calculated point on the centerline of the Little Blue River; THENCE along the centerline of said Little Blue River for the following three courses: North 24°52'56" West for 290.00 feet to a calculated point; THENCE North 02°33'05" West for 400.00 feet to a calculated point; THENCE North 30°11'25" East for 370.00 feet to a calculated point on the North line of the South Half (S-1/2) of the North Half (N-1/2) of the NW-1/4 of said SE-1/4; THENCE South 88°23'48" West along said North line for 382.00 feet to the POINT OF BEGINNING. Containing 5.13 acres more or less, and,

A tract of land in the West Half (W-1/2) of the Northeast Quarter (NE-1/4) and the East Half (E-1/2) of the Northwest Quarter (NW-1/4) of Section 8, Township 3 South, Range 5 East, of the 6th P.M., in Washington County, Kansas, being more fully described as follows:

STARTING at the Northwest (NW) corner of said NE-1/4, point being marked with a 1/2" x 30" rebar with aluminum cap (w/AC); THENCE North 87°56'35" East along the North line of the W-1/2 of said NE-1/4 for 165.00 feet to the POINT OF BEGINNING, point being marked with a 1/2" x 30" rebar with plastic cap (w/PC) and being on the centerline of Lane Branch Creek; THENCE Continuing North 87°56'35" East along said North line for 998.92 feet to a calculated point on the centerline of the Little Blue River; THENCE along the centerline of said Little Blue River for the following three courses: South 21°58'29" West for 250.00 feet to a calculated point; THENCE South 27°31'08" West for 1200.00 feet to a calculated point; THENCE South 32°50'58" West for 380.00 feet to a calculated point; THENCE North 85°08'55" West for 754.00 feet to a calculated point on the centerline of Lane Branch Creek; THENCE along the centerline of said Lane Branch Creek for the following eleven courses: North 13°35'31" East for 329.50 feet to a calculated point; THENCE North 19°21'41" East for 371.00 feet to a calculated point; THENCE North 33°06'55" East for 302.00 feet to a calculated point; THENCE North 01°43'31" West for 206.00 feet to a calculated point; THENCE North 22°42'41" East for 57.00 feet to a calculated point; THENCE South 86°21'40" East for 62.00 feet to a calculated point; THENCE South 13°53'17" East for 143.00 feet to a calculated point; THENCE North 66°59'44" East for 75.00 feet to a calculated point; THENCE North 21°19'02" East for 128.00 feet to a calculated point; THENCE North 09°46'52" East for 120.00 feet to a calculated point; THENCE North 01°42'01" West for 210.00 feet to the POINT OF BEGINNING. Containing 33.08 acres more or less.

That the last deeds filed of record covering the above described real estate are:

KANSAS QUIT CLAIM DEED executed Lavonne Schuessler Dillon a/k/a Lavonne Dillon, a single person, conveying fee simple title *of and undivided one-half interest* in and to Lavonne Schuessler Dillon, as Trustee of the Lavonne Schuessler Dillon Revocable Living Trust Agreement, dated October 26, 2012, recorded October 30, 2012, in Book 247 of Deeds at Page(s) 268 & 269 in the Office of the Register of Deeds, Washington County, Kansas.

TRUSTEE'S DEED executed by Victor L. Krainbill and Milton J. Krainbill, Co-Trustees of the Mary Louise Krainbill Trust dated October 8, 1991, conveying fee simple title *of and undivided one-half interest* in and to Milton J. Krainbill, a married person, recorded June 21, 2018, in Book 259 of Deeds at Page(s) 498 to 500 in the Office of the Register of Deeds, Washington County, Kansas.



That there are no unreleased **mortgages** of record affecting said real estate, **except:**

**NONE SHOWN.**

That there are no unreleased easements or oil and gas leases of record affecting said real estate, **except:**

Subject to Easement in favor of United Telephone Company of Kansas, Inc., a Kansas Corporation, its successors and assigns, the right of way and easement for purposes of communication systems and necessary appurtenances, together with rights of ingress and egress, recorded May 5, 1937, in Book 109 of Deeds, Page 507; Assignment to Southwestern Bell Telephone Company, its associated and allied companies, their respective successors, assigns, lessees, and agents, recorded May 25, 1937, in Book 112 of Deeds, Page 25 in the Office of the Register of Deeds, Washington County, Kansas.

Subject to Easement in favor of United Telephone Company of Kansas, Inc., a Kansas Corporation, its successors and assigns, the right of way and easement for purposes of communication systems and necessary appurtenances, together with rights of ingress and egress, recorded May 5, 1937, in Book 109 of Deeds, Page 508; Assignment to Southwestern Bell Telephone Company, its associated and allied companies, their respective successors, assigns, lessees, and agents, recorded May 25, 1937, in Book 112 of Deeds, Page 25 in the Office of the Register of Deeds, Washington County, Kansas.

Subject to Plat of E½ Section 5-3-5, Washington County, Kansas, recorded in Book 1 of Plats, in Book "1" of Plats, recorded May 5, 1912, in the Office of the Register of Deeds, Washington County, Kansas..

Consequences of the inability to locate the boundaries of the land or any dispute on the location of said boundaries or any dispute on the acreage amount that would be disclosed by an accurate and complete survey of the Land.

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Subject to rights to the public in and to existing and unrecorded State, County or Township easements, streets, roads, highways, railroads and railroad rights of way.

Subject to 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.

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.

Rights of tenants in possession as tenants only under unrecorded leases.

Rights-of-way for railroads, switch tracks, spur tracks, railway facilities, and other related easements, if any, on and across the Land.

Title to that portion of the Land, if any, lying within the railroad right of way.

That there are no mineral deeds or royalty conveyances of record affecting said real estate, **except:**

**NONE SHOWN.**

That there are no judgments, transcripts of judgments from State or United States Courts, foreign judgments filed under the Uniform Enforcement of Foreign Judgments Act, executions from other Kansas counties, mechanic liens or other liens, attachments, suits pending, or court proceedings, or other proceedings, on file or of record, affecting the title to said real property, against, by or pertaining to: **Lavonne Schuessler Dillon, Lavonne Schuessler Dillon Revocable Living Trust, or Milton J. Krainbill, except:**

**NONE SHOWN.**

That the records in the office of the County Treasurer show the taxes for the **year 2017**, and prior years have been paid in full, **except:**

**NONE NOW DUE.**

**TAX ID #03007** (S½SW¼, SW¼SE4 & Outlot NW¼SE¼ 5-3-5) **2017 tax amount \$2,063.64 – PAID IN FULL.**

**Tax ID # 03025** (W½NE¼, SE¼NE¼, NW¼ & W½SW¼ 8-3-5) **2017 tax amount \$4,014.37 – PAID IN FULL.**

This certificate is made upon the mutual understanding that the maker thereof has not examined all instruments and proceedings in the chain of title to the above described real estate nor any of the following: (1) instruments filed in the Register of Deeds records under the Uniform Commercial Code, unless containing a legal real estate description and indexed in the numerical index; (2) proceedings which by statute are privileged and not open to public inspection; (3) taxes on oil, gas and other leasehold estates listed separately from the taxes on the surface rights; (4) appointments of resident process service agents under K.S.A. 60-306; (5) records not to be shown under K.S.A. Chapter 58, Article 28, and that such certificate is not a guarantee of title and that the maker thereof shall not be liable for defects in the title to the above described real estate.

That the undersigned is a duly licensed and qualified abstractor in and for the County and State aforesaid, whose bond as required by law is in force at the date of this certificate.

**Dated at Washington, Kansas, this 10<sup>th</sup> day of October, A.D. 2018, at 8:00 o'clock A.M.**

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**WASHINGTON COUNTY ABSTRACT CO., INC.**



By Janeen M Stewart  
**Janeen M. Stewart**  
Licensed and Bonded Abstractor