

**Clay County Abstract & Title Company**  
**P.O. Box 235, 509 Court Street**  
**Clay Center, KS 67432**  
**785-632-5666**

**OWNERSHIP AND ENCUMBRANCE REPORT**

**Brief Legal:**

Tr Com SE cor NW/4 35-2-3 Washington Co.,KS

**File #:** 2020108651

**CAMA Number:**

087-35-0-00-00-005

**Tax ID:**

(1-01995)

**Site Address:** 1859 Prospect Blvd., Washington, KS 66968

**Search Date:** November 2, 2020 at 8:00 A.M.

**Legal Description:**

A tract of land consisting of Ten (10) acres, in the extreme Southeast Corner of the East One-half of the Northwest Quarter (E/2 NW/4) of Section Thirty-five (35), Township Two (2) South, Range Three (3) East of the 6<sup>th</sup> P.M., Washington County, Kansas, which tract is more definitely described as that tract of land Beginning at the Southeast Corner of the East One-half of the Northwest Quarter (E/2 NW/4) of Section Thirty-five (35), Township Two (2) South, Range Three (3) East;

Then West on and along the half section line a distance of 55.5 Rods, more or less, to a corner post;

Then North a distance of 29 Rods, more or less, to a corner post;

Then East a distance of 55.5 Rods more or less, to the East line of said Northwest Quarter;

Then South on and along the East line of said Northwest Quarter a distance of 29 Rods, more or less, to the Point of Beginning.

**Owner:**

Linda Ann Klozenbucher Estate

**Deed of Record:**

Trustee's Deed:

Washington County Deed Book: 253 at Pages 329-331

August 20, 2015 at 9:40 A.M.

**Tax Information:**

Real estate taxes for the year 2020 and all subsequent years, including annual special levies and assessments, if any, none of which are due and payable.

(2019 Tax Amount: \$841.29 Paid in Full)

**Easements &/or Rights of Way:**

Catholic Protection Contract from Washington County, Kansas to Northern Natural Gas Company, dated May 25<sup>th</sup>, 1966 and filed for record with the Washington County Register of Deeds June 23, 1966 at 8:15 A.M. in Record Book "I" of O&G on Page 578 and then assigned by Conveyance, Assignment and Bill of Sale to Northern Natural Gas Company, Houston, Texas, dated December 14, 1990 and recorded December 31, 1990 at 11:15 A.M., in Record Book 195 of Deeds at Pages 414 to 460 inclusive.

Right of Way from Clifford H. Perkins and Dorothy Perkins, husband and wife, to Washington County Rural Water District No.1, Washington, Kansas, dated August 20, 1973 and filed for record with the Washington County Register of Deeds January 22, 1975 at 11:00 A.M., in Record Book "J" of O&G on Page 383.

**Unreleased Deeds of Trust / Mortgages/ Oil & Gas Assignment:**

None.

**Liens and Judgements:**

None.

**General Notes:**

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 / Mr