

**LyonCounty** *Title*<sup>SM</sup>

423 Commercial Street  
Emporia, KS, 66801  
(620) 343-1490  
Fax: (620) 343-1492

Date: March 11, 2025

To: Griffin Real Estate and Auction

In Re: Pinkston/FlyingPRanch-25-15820

STATEMENT

Report	\$TBD
Copies	\$ TBD
	_____
Total Amount Due	\$TBD

THANK YOU !!!

**LYON COUNTY TITLE, L.L.C.**

423 Commercial  
Emporia, KS 66801

Agent For: **FIRST AMERICAN TITLE INSURANCE COMPANY/ESSENT TITLE AND INSURANCE/WFG TITLE INSURANCE**

**“INFORMATIONAL REPORT ONLY”**

Prepared For: Griffin Real Estate and Auction      Schedule A

REPORT NO.: 25-15890

FILE NO.: TI-15890

EFFECTIVE DATE: February 26, 2025 at 7:55 o'clock A.M.

Inquiries Should Be Directed To:    Shirley Glasgow  
343-1490

1. Title to the fee simple estate or interest in the land described or referred to in this Report is at the effective date hereof vested in:

Tract 1: The Gary and Janice Pinkston Family Trust dated January 18, 2008

Tract 2: Flying P Ranch

Tract 3: Flying P Ranch

Tract 4: Gary L. Pinkston and Janice Pinkston

Tract 5: Gary L. Pinkston and Janice C. Pinkston, Trustees of the Gary and Janice Pinkston Family Trust dated January 18, 2008

Tract 6: The Gary and Janice Pinkston Family Trust dated January 18, 2008

Tract 7: The Gary and Janice Pinkston Family Trust dated January 18, 2008

Tract 8: The Gary and Janice Pinkston Family Trust dated January 18, 2008

Tract 9: The Gary and Janice Pinkston Family Trust dated January 18, 2008

2. The land referred to in this Report is described as follows:

Tract 1, 2, and 3: The East Half of the Northeast Quarter of Section 12, Township 21 South, Range 5 East of the 6<sup>th</sup> P.M. Except 6 acres more or less, heretofore deeded for cemetery purposes only. AND The West Half of the Northwest Quarter of Section 7, Township 21 South, Range 6 East of the 6<sup>th</sup> P.M. less and except tract deeded to Board of County Commissioners Chase County, Kansas in Book L-143, page 39 in the office of the Register of Deeds, Chase County Kansas. AND A tract commencing at a point 54.2 rods West of the Southeast corner of the Northeast Quarter of Section 12, Township 21 South, Range 5 East of the 6<sup>th</sup> P.M., running these West 13.5 rods, thence North 25.45 rods, thence East 17 rods to the County Road; thence in a Southwesterly direction 26.5 rods along the West line of said County Road to the place of beginning.

Tract 4: The Northwest Quarter (NW/4) and the South Half (S/2) of Section Fourteen (14), Township Twenty-two (22) South, Range Six (6) East of the Sixth Principal Meridian, Chase County, Kansas.

Tract 5: The South One-Half (S2) of Section Nineteen (19), Township Twenty-One (21) South, Range Seven (7) East of the Sixth Principal Meridian, Chase County, Kansas, EXCEPT: Beginning at the Southwest corner of Section Nineteen (19); thence North along the West line of Section Nineteen (19), 316 feet; thence East 474 feet; thence South 316 feet to the South line of Section Nineteen (19); thence West 474 feet to the point of beginning.

Tract 6: The NE1/4 of Section 23, Township 21 South, Range 6 East of the 6th P.M., Chase County, Kansas.

Tract 7 and 8: The North Half of Section Twenty-eight (28), Township Twenty-one (21) South, Range Six (6) East of the Sixth Principal Meridian, Chase County, Kansas. AND The Southeast Quarter (SE/4) of Section Twenty-eight (28), Township Twenty-one South, Range Six (6) East of the Sixth Principal Meridian, Chase County, Kansas.

Tract 9: The NW1/4 of Section 35, Township 21 South, Range 6 East of the 6th P.M., Chase County, Kansas.

**LYON COUNTY TITLE, L.L.C.**

Agent For: **FIRST AMERICAN TITLE INSURANCE COMPANY/ESSENT TITLE AND INSURANCE/WFG TITLE INSURANCE**

**“INFORMATIONAL REPORT ONLY”**

Schedule B-I

REPORT NO: 25-15890

1. NOTE: This is NOT a commitment to insure and has been issued as a report as to the status of title only, 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; nor is the Company liable for errors or omissions in this 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.

Limitation of Liability for Informational Report

IMPORTANT-READ CAREFULLY: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance commitment or preliminary report, or any form of title insurance of guaranty. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without First American's prior written consent. First American does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that First American's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that First American would not have issued this report but for the limitation of liability described above. First American makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

**SPECIAL EXCEPTIONS**

2. General taxes and special assessments for the second half of year 2024 and subsequent years. (Tax ID# 02903, 03098, 03877, 03031, 02940, 02962, 02956) (2024 taxes were in the amount of \$1,028.01, \$2,543.49, \$2,772.87, \$1,236.56, \$611.63, \$1,632.58, \$513.72) (Second half of 2024 taxes are due and payable, 2025 taxes are not yet due or payable)

Tract 1, 2 and 3:

3. A mortgage dated July 24, 2015, in the amount of \$ \_\_\_\_\_, executed by, Flying P Ranch, a Kansas Partnership in favor of Frontier Farm Credit, FLCA of Emporia, Kansas, filed August 4, 2015 at

2:59 o'clock P.M. as Document No. 201500364, in the office of the Register of Deeds, Chase County, Kansas.

4. A mortgage dated November 15, 2016, in the amount of \$ \_\_\_\_\_, executed by, Gary L. Pinkston, Trustee and Janice C. Pinkston, Trustee of the Gary and Janice Pinkston Family Trust, aka The Gary and Janice Pinkston Family Trust dated January 18, 2008 and TC Clovis LLC aka T.C. Clovis, LLC, in favor of Frontier Farm Credit, FLCA, of Omaha, Nebraska, filed November 29, 2016 at 11:17 o'clock A.M. as Document No. 201600556, in the office of the Register of Deeds, Chase County, Kansas.

5. A mortgage dated February 15, 2019, in the amount of \$ \_\_\_\_\_, executed by, Gary L. Pinkston, Trustee and Janice C. Pinkston, Trustee of the Gary and Janice Pinkston Family Trust, aka The Gary and Janice Pinkston Family Trust dated January 18, 2008 and TC Clovis LLC aka T.C. Clovis, LLC, Flying P Ranch, and Gary Lee Pinkston aka Gary L. Pinkston and Janice Carol Pinkston, a married couple, in favor of Frontier Farm Credit, FLCA, of Omaha, Nebraska, filed February 28, 2019 at 2:12 o'clock P.M. as Document No. 201900108, in the office of the Register of Deeds, Chase County, Kansas.

6. Terms and Conditions of the Easement in favor of Bluestem Telephone Company filed October 23, 2003 in Book L-145, page 69 in the office of the Register of Deeds, Chase County, Kansas.

7. Terms and Conditions of the Right of Way filed in Deed L-143, page 39 in the office of the Register of Deeds, Chase County, Kansas.

8. Survey performed by US Army Corp. of Engineers recorded in Book L-40, page 67 in the office of the Register of Deeds, Chase County, Kansas.

9. The consequence of any past or future change in the location of the County Road, which forms one of the boundaries of the subject land, or any dispute arising over the location of the centerline of the County Road, or any variance between the boundaries of said land as originally conveyed and the boundaries thereof as now used and occupied.

10. This policy does not insure the accuracy of the acreage shown in the description in Schedule A. (This will be on the final policy)

11. Terms and Conditions of any unreleased Oil & Gas Leases of record.

12. Rights of Agricultural Tenants in possession, if any.

13. Terms and conditions of contracts, if any, with the United States Department of Agriculture.

14. Any right of ways for roads or highways.

Tract 4:

1. A Mortgage from Gary Lee Pinkston, A/K/A Gary L. Pinkston and Janice Carol Pinkston, A/K/A Janice Pinkston, a married couple, and Gary and Janice Pinkston Family Trust to Frontier Farm Credit, FLCA dated October 27, 2023 in the original principal amount of \$ \_\_\_\_\_ and recorded

on November 3, 2023 at 9:41 AM in Document No. 202300470 in the official records of the Chase County Register of Deeds and recorded on November 29, 2023 at 8:00 AM in Book 524 on Page 881 in the official records of the Marion County Register of Deeds.

2. A Mortgage from Gary Lee Pinkston, A/K/A Gary L. Pinkston and Janice Carol Pinkston, A/K/A Janice Pinkston, a married couple, and Gary and Janice Pinkston Family Trust to Frontier Farm Credit, FLCA dated October 27, 2023 in the original principal amount of \$ \_\_\_\_\_ and recorded on November 3, 2023 at 9:41 AM in Document No. 202300470 in the official records of the Chase County Register of Deeds and recorded on November 29, 2023 at 8:00 AM in Book 524 on Page 881 in the official records of the Marion County Register of Deeds.

3. A Mortgage from Gary Lee Pinkston, A/K/A Gary L. Pinkston and Janice Carol Pinkston, A/K/A Janice Pinkston, a married couple, and Gary and Janice Pinkston Family Trust to Frontier Farm Credit, FLCA dated October 27, 2023 in the original principal amount of \$ \_\_\_\_\_ and recorded on November 3, 2023 at 9:41 AM in Document No. 202300470 in the official records of the Chase County Register of Deeds and recorded on November 29, 2023 at 8:00 AM in Book 524 on Page 881 in the official records of the Marion County Register of Deeds.

4. Terms and Conditions of Easement in favor of K.G. & E. Co. filed in Book O of Misc., page 145 in the office of the Register of Deeds, Chase County, Kansas.

5. Terms and Conditions of Right of Way Agreement in favor of Missouri-Kansas Pipe Line Company, Kansas City, Missouri filed in Book L of Misc., page 11 in the office of the Register of Deeds, Chase County, Kansas.

6. Terms and Conditions of the Oil and Gas Lease filed in Book L-142, page 326 in the office of the Register of Deeds, Chase County, Kansas.

7. Existing road, railroad, street or highway rights of way.

8. Rights of Agricultural Tenants in possession, if any.

9. Terms and conditions of contracts, if any with the United States Department of Agriculture.

Tract 5:

1. A mortgage dated April 19, 2012, in the amount of \$ \_\_\_\_\_, executed by, Gary L. Pinkston and Janice C. Pinkston, Trustees of the Gary L. Pinkston and Janice C. Pinkston, Trustees of the Gary and Janice Pinkston Family Trust dated January 18, 2008; Gary Lee Pinkston aka Gary L. Pinkston aka Gary Pinkston and Janice Carol Pinkston aka Janice C. Pinkston aka Janice Pinkston, husband and wife, in favor of Frontier Farm Credit, FLCA, of Manhattan, Kansas, filed May 15, 2012 at 1:28 o'clock PM in Book L-174, Pages 718-722, in the office of the Register of Deeds, Chase County, Kansas.

2. A mortgage dated July 6, 2021, in the amount of \$ \_\_\_\_\_, executed by, Gary Lee Pinkston aka Gary L. Pinkston and Janice Carol Pinkston, a married couple, Gary I. Pinkston, Trustee and Janice C. Pinkston, Trustee for the Gary and Janice Pinkston Family Trust dated January 18, 2008 aka The Gary and Janice Pinkston Family Trust dated January 18, 2008, as amended December 10, 2012, as amended May 22, 2013, and Flying P Ranch, in favor of Frontier Farm Credit, FLCA, of Omaha,

Nebraska, filed July 6, 2021 at 2:07 o'clock P.M. as Document No. 202100417, in the office of the Register of Deeds, Chase County, Kansas.

3. Railroad right of way reservation in favor of the Atchison Topeka and Santa Fe Railroad Company, describing the East Half of Section 19, Township 21 South, Range 7 East, recorded in Book Q of Deeds, pages 77 and 87.
4. Existing road, railroad, street or highway rights of way.
5. Rights of Agricultural Tenants in possession, if any.
6. Terms and conditions of contracts, if any with the United States Department of Agriculture.

Tract 6:

1. A mortgage dated November 15, 2016, in the amount of \$ \_\_\_\_\_, executed by, Gary L. Pinkston, Trustee and Janice C. Pinkston, Trustee of the Gary and Janice Pinkston Family Trust, aka The Gary and Janice Pinkston Family Trust dated January 18, 2008 and TC Clovis LLC aka T.C. Clovis, LLC, in favor of Frontier Farm Credit, FLCA, of Omaha, Nebraska, filed November 29, 2016 at 11:17 o'clock A.M. as Document No. 201600556, in the office of the Register of Deeds, Chase County, Kansas.
2. A mortgage dated February 15, 2019, in the amount of \$ \_\_\_\_\_, executed by, Gary L. Pinkston, Trustee and Janice C. Pinkston, Trustee of the Gary and Janice Pinkston Family Trust, aka The Gary and Janice Pinkston Family Trust dated January 18, 2008 and TC Clovis LLC aka T.C. Clovis, LLC, Flying P Ranch, and Gary Lee Pinkston aka Gary L. Pinkston and Janice Carol Pinkston, a married couple, in favor of Frontier Farm Credit, FLCA, of Omaha, Nebraska, filed February 28, 2019 at 2:12 o'clock P.M. as Document No. 201900108, in the office of the Register of Deeds, Chase County, Kansas.
3. Liabilities, damages, civil penalties and divestitures for violations of KSA 17-5903 to 17-5908.
4. Rights of Agricultural Tenants in possession, if any.
5. Terms and conditions of contracts, if any, with the United States Department of Agriculture.
6. Any right of ways for roads or highways.

Tract 7 and 8:

1. A mortgage dated June 3, 2010, in the amount of \$ \_\_\_\_\_, executed by, Gary L. Pinkston and Janice C. Pinkston, husband and wife, and Trustees of The Gary and Janice Pinkston Family Trust dated January 18, 2008, in favor of Frontier Farm Credit, FLCA, of Emporia, Kansas, filed June 15, 2010 at 2:35 o'clock P.M. in Book L-169, page 523, in the office of the Register of Deeds, Chase County, Kansas, and subsequently filed in the office of the Register of Deeds, Marion County, Kansas on June 16, 2010 at 1:15 o'clock P.M. and recorded in Book 433, page 272, Marion County, Kansas.
2. Rights of Agricultural Tenants in possession, if any.

3. Terms and conditions of contracts, if any, with the United States Department of Agriculture.
4. Any right of ways for roads or highways.

Tract 9:

1. A mortgage dated November 15, 2016, in the amount of \$ \_\_\_\_\_, executed by, Gary L. Pinkston, Trustee and Janice C. Pinkston, Trustee of the Gary and Janice Pinkston Family Trust, aka The Gary and Janice Pinkston Family Trust dated January 18, 2008 and TC Clovis LLC aka T.C. Clovis, LLC, in favor of Frontier Farm Credit, FLCA, of Omaha, Nebraska, filed November 29, 2016 at 11:17 o'clock A.M. as Document No. 201600556, in the office of the Register of Deeds, Chase County, Kansas.
2. A mortgage dated February 15, 2019, in the amount of \$ \_\_\_\_\_, executed by, Gary L. Pinkston, Trustee and Janice C. Pinkston, Trustee of the Gary and Janice Pinkston Family Trust, aka The Gary and Janice Pinkston Family Trust dated January 18, 2008 and TC Clovis LLC aka T.C. Clovis, LLC, Flying P Ranch, and Gary Lee Pinkston aka Gary L. Pinkston and Janice Carol Pinkston, a married couple, in favor of Frontier Farm Credit, FLCA, of Omaha, Nebraska, filed February 28, 2019 at 2:12 o'clock P.M. as Document No. 201900108, in the office of the Register of Deeds, Chase County, Kansas.
3. Oil and Gas Leases recorded in Book L-69 at page 245, and in Book L-142 at page 330, in the office of the Register of Deeds, Chase County, Kansas.
4. Existing road, railroad, street or highway rights of way.
5. Rights of Agricultural Tenants in possession, if any.
6. Terms and conditions of contracts, if any with the United States Department of Agriculture.

END OF SCHEDULE B