Lyon Count Sittle 423 Commercial Street

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

Date: February 2, 2024

To: Chuck Maggard

In Re: Barrett Trust Report

#24-15272

STATEMENT

Report for Auction

THANK YOU!!!

LYON COUNTY TITLE, L.L.C.

423 Commercial Emporia, KS 66801

Agent For: FIRST AMERICAN TITLE INSURANCE COMPANY

"INFORMATIONAL REPORT ONLY"

Prepared For:

Schedule A

REPORT NO.: 24-15272

FILE NO.: TI-15272

EFFECTIVE DATE: January 10, 2024 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

Wilbur G. Barrett, Trustee of the Wilbur G. Barrett Revocable Trust Dated May 2, 1990

TRACT 2, TRACT 3, TRACT 4, TRACT 5

The Marjorie L. Barrett Revocable Trust dated the 2nd day of May, 1990, Marjorie L. Barrett Trustee

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

TRACT 1

A tract of land commencing at a point 2.75 chains East of the Northwest corner of the Northwest Quarter (NW ¼) of Section 12, Township 19 South, Range 11 East of the 6th P.M., Lyon County, Kansas, thence East along the North line of said Quarter 24.86 chains; thence South 18.12 chains to an iron pin on the North line of the right of way of the AT & SF Railway Company 12.45 chains West of the East line of said Quarter Section; thence in a Southwesterly direction on the North line of said right of way 8.68 chains, more or less, to an iron pin on the East line of a tract of land formerly owned by John W. Weaver; thence North 1.41 chains to a pin at the Northeast corner of said John W. Weaver's land: thence West 16.21 chains to a pin 3.51 chains East of the West line of said Quarter Section. Thence North 3.88 chains to a stone in place; thence West 3.51 chains to a stone in place on the West line of said Quarter Section; thence North on the West line of said Quarter Section 9/14 chains to a stone in place on said West line; thence East 2.75 chains to a stone in place; thence North 7.25 chains to the place of beginning.

TRACT 2, TRACT 3

The South one-half of the Northwest Quarter (S ½ NW ¼) of Section 7, Township 20 South, Range 12 East of the 6th P..M., Lyon County, Kansas and the Southeast Quarter (SE ¼) of Section 12, Township 20 South, Range 11 East of the 6th P.M., Lyon County, Kansas.

TRACT 4, TRACT 5

The East half of the Southeast Quarter (E ½ SE ¼) of Section 12, Township 21 South, Range 13 East of the 6th P.M., Coffey County, Kansas and the Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼) of Section 13, Township 21 South, Range 13 East of the 6th P.M., Coffey County, Kansas.

LYON COUNTY TITLE, L.L.C.

Agent For: FIRST AMERICAN TITLE INSURANCE COMPANY

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REPORT NO: 24-15272

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.

<u>Limitation of Liability for Informational Report</u>

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 my 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. TRACT 1 General taxes and special assessments for the 2nd half of the year 2023. (Tax ID#ET00370) (2023 taxes were in the amount of \$488.08) (1st half 2023 taxes have been paid in full, 2nd half 2023 taxes are due May 10, 2023) TRACT 2 General taxes and special assessments for the 2nd half of the year 2023. (Tax ID#ET000902) (2023 taxes were in the amount of \$1,630.24) (1st half 2023 taxes have been paid in full, 2nd half 2023 taxes are due May 10, 2023) TRACT 3 General taxes and special assessments for the 2nd half of the year 2023. (Tax ID#ET01043) (2023 taxes were in the amount of \$731.64) (1st half 2023 taxes have been paid in full, 2nd half 2023 taxes are due May 10, 2023) TRACT 4 General taxes and special *Special Exceptions Continued:*

assessments for the year 2024. (Tax ID#5262) (2023 taxes were in the amount of \$735.10) (2023 taxes have been paid in full) TRACT 5 General taxes and special assessments for the year 2024. (Tax ID#5263) (2023 taxes were in the amount of \$375.14) (2023 taxes have been paid in full)

- 3. A report of survey, filed October 6, 2008 at 11:29 o'clock A.M., in Document No. 2008-03748, in the office of the Register of Deeds, Lyon County, Kansas. (TRACT 1)
- 4. An oil and gas lease from The Marjorie L. Barrett Revocable Trust dated the 2nd day of May, 1990, Marjorie L. Barrett Trustee to Western Land Services, Inc., filed October 21, 2002 at 10:14 o'clock A.M., in Book 559, page 99, in the office of the Register of Deeds, Lyon County, Kansas and assigned to Whiting Petroleum Corporation, filed March 19, 2003 at 10:02 o'clock A.M., in Book 565, page 597, in the office of the Register of Deeds, Lyon County, Kansas. (TRACT 2) (TRACT 3)
- 5. An oil and gas lease from Mary Robinson to Marland Oil Company, filed December 26, 1925 at 1:30 o'clock P.M., in Book 151, page 491, in the office of the Register of Deeds, Lyon County, Kansas. (TRACT 3)
- 6. An easement for line maintenance, filed August 1, 1946 at 3:10 o'clock P.M., in Book 201, page 383, in the office of the Register of Deeds, Lyon County, Kansas. (TRACT 3)
- 7. An easement for pipeline, filed April 17, 1931 in Book I of misc, page 108, in the office of the Register of Deeds, Coffey County, Kansas. (TRACT 4)
- 8. A permanent easement for road right of way, filed January 30, 1995 at 11:25 o'clock A.M., in Book 00 of misc, page 440, in the office of the Register of Deeds, Coffey County, Kansas. (TRACT 4)
- 9. An oil and gas lease from Marjorie L. Barrett, trustee of the Marjorie L. Barrett Revocable Trust to Petrol Oil and Gas, Inc., filed April 29, 2004 at 3:15 o'clock P.M., in Book 38 of Oil and Gas, page 624, in the office of the Register of Deeds, Coffey County, Kansas, with multiple assignments. (TRACT 4) (TRACT 5)
- 10. Rights of Agricultural Tenants in possession, if any. (TRACTS 1-5)
- 11. Terms and conditions of contracts, if any, with the United States Department of Agriculture. (TRACTS 1-5)
- 12. Any right of ways for roads or highways. (TRACTS 1-5)
- 13. Terms and conditions of the railroad right of way.

END OF SCHEDULE B