



701 Missouri Alma, KS 66401
785-765-3422

**OWNERS AND ENCUMBRANCE REPORT
SCHEDULE A**

1. Effective Date: **01/27/2025 07:00 AM** **Case No: 29841**
2. Title to the **Fee Simple** estate or interest in the land described or referred to in this Report is as the effective date hereof vested in:
Justin D. Hill, Jr. and Barbara M Hill
3. The land referred to in this Report is described as follows:
11693 K99 Hwy Eskridge, KS 66423

See Page 2 Schedule A for Legal Description

The undersigned is a duly licensed and qualified abstractor for the State of Kansas, a member in good standing of the Kansas Land Title Association and the American Land Title Association whose bond as required by law is in force at the date of this report.

Lawyers Title of Topeka, Inc.

Abstractor

SCHEDULE A – Page 1

This Owners and Encumbrance Report is invalid unless Schedules A and B are attached.

Lawyers Title of Kansas, Inc.

OWNERS AND ENCUMBRANCE REPORT

SCHEDULE A Legal Description

Case No.: 29841

The North One-half (N 1/2) of Section 9, Township 15, Range 12 East of the 6th P.M., less any part thereof in road rights of way, AND

The Northwest One-quarter (NW1/4) and the South One-half (S 1/2) of Section 4, Township 15, Range 12 East of the 6th P.M., less any part thereof in road rights of way, AND LESS A tract of land in the Northwest Quarter of Section 4, Township 15 South, Range 12 East of the 6th P.M., described as follows: BEGINNING at the Northwest corner of said Quarter Section; FIRST COURSE, thence on an assumed bearing of South 01 degrees 56 minutes 20 seconds East, 9.149 meters (30.02 feet), along the West line of said Quarter Section; SECOND COURSE, thence North 90 degrees 00 minutes 00 seconds East, 209,690 meters (687.96 feet); THIRD COURSE, thence South 54 degrees 06 minutes 20 seconds East, 18.516 meters (60.75 feet); FOURTH COURSE, thence South 87 degrees 12 minutes 47 seconds East, 124.473 meters (408.38 feet); FIFTH COURSE, thence South 89 degrees 05 minutes 37 seconds East, 200.902 meters (659.13 feet); SIXTH COURSE, thence North 83 degrees 20 minutes 26 seconds East, 50.557 meters (165.87 feet); SEVENTH COURSE, thence North 89 degrees 04 minutes 20 seconds East, 207.936 meters (682.20 feet) to the East line of said Quarter Section; EIGHTH COURSE, thence North 02 degrees 01 minute 22 seconds West, 20.012 meters (65.66 feet) along said East line to the North line of said Quarter Section; NINTH COURSE, thence South 90 degrees 00 minutes 00 seconds West, 807.621 meters (2649.67 feet) along said North line to the point of beginning. The above described tract contains 1.637 hectares (4.05 acres), which includes 0.738 hectare (1.83 acres) of existing right of way, resulting in an acquisition of 0.899 hectare (2.22 acres), more or less.

[The following is/are the last document(s) transferring title of record and are provided for informational purposes only:

Kansas Partnership Liquidation Warranty Deed dated January 12, 2018, executed by Pine Grove Ranch, L.L.P., to Justin D. Hill, Jr. and Barbara M. Hill, as Joint Tenants, filed January 12, 2018, and recorded in R230 Page 46.]

Lawyers Title of Kansas, Inc.

SCHEDULE B – SECTION 1

Case No.: 29841

Tax Information and Unreleased Mortgages affecting said real estate:

1. Taxes and assessments for the year 2024 and prior years have been paid in full. According to Kansas Statutes, the real estate taxes for the year 2024 are due November 1, 2024.

2024 Real Estate Taxes: \$3,329.86

ID Number - 00391;cama;322-09-0-00-001-00-0-01

2024 Real Estate Taxes: \$5,162.82

ID Number - 00400;cama;322-04-0-00-00-002-00-0-01

(The above tax data is provided as a courtesy only, and no liability is assumed by the title company for providing the tax amount.)

Lawyers Title of Kansas, Inc.

SCHEDULE B – SECTION 2

Case No.: 29841

Other Documents, liens, or judgments affecting said real estate

NOTE: This is an owners and encumbrance report only. Liability is hereby limited to the cost of this report. This report is not to be used or relied upon for the purpose of sale, conveyance, mortgage or transfer of any kind, and should not be relied upon as the basis for a title insurance policy.

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof.**
- 2. Rights or claims of parties in possession, boundary line disputes, overlaps, encroachments, and any other matters not shown by the public records which would be disclosed by an accurate survey and inspection of the land described in Schedule A.**
- 3. Easements or claims of easements, not shown by the public records.**
- 4. Any lien, or right to a lien, for services, labor or material heretofore or hereinafter furnished, imposed by law and not shown by the public records.**
- 5. Public roads and highways.**
- 6. Wabaunsee County Planning Commission and Subdivision Regulations.**
- 7. Oil and Gas Lease granted to Philip M. Knighton, recorded in R1 Page 252.**
- 8. Oil and Gas Lease granted to J. Fred Hambright Inc., recorded in R55 Page 120.**
- 9. Easement granted to The City of Harveyville, Natural gas pipeline, filed April 14, 1997, recorded in R83 Page 165.**
- 10. Easement granted to Kansas Department of Transportation, Temporary Easement, filed October 15, 1997, recorded in R85 Page 332.**
- 11. Easement granted to Kansas Department of Transportation, Temporary Easement, filed October 15, 1997, recorded in R85 Page 333.**
- 12. Easement granted to Kansas Department of Transportation, Temporary Easement, filed November 14, 1997, recorded in R86 Page 155.**
- 13. Survey filed January 15, 1998, recorded in Book S#2 Page 84.**
- 14. Unrecorded easement for power lines in favor of Kansas Power and Light.**

Note: All restrictions, if any, omit any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that the restriction is not in violation of state or federal law, or relates to a handicap, but does not discriminate against handicapped people.