

INFORMATIONAL REPORT

Report Number: 24-20295

Effective Date: December 27, 2024 at 7:00 AM

Prepared for: Cameron Roth

Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:

Susan D. Farris

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

The South Half (S/2) of Section Twenty-seven (27), Township Twenty-two (22) South, Range Eighteen (18) East of the Sixth Principal Meridian, in Anderson County, Kansas.

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Special Exceptions:

1. Taxes for the year 2024 in the sum of \$3,621.46 are **unpaid**, with tax ID#07200260, this amount does not include interest and penalty, taxes for the years 2022 and 2023 are also unpaid.
 2. Proceeds will be disbursed in accordance with the family settlement agreement filed August 21, 2024 in Case Number 2023-CV-00721 in Sedgwick County District Court.
 3. Financing statements, if any, affecting crops growing or to be grown on the land in question.
- No liability is assumed hereunder for financing statements not recorded in the Real Estate Records, which may affect crops growing or to be grown on the land above described.
4. Tenancy rights of any party by virtue of either oral or written leases, whether leases for pasture or cultivated, whether annual, fixed term, month to month or otherwise, regarding the land or any improvement or premises thereon.
 5. Rights of the public, State of Kansas, County of Anderson and the Municipality in and to that part of the premises in question, if any, taken or used for road purposes.

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. 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 Anderson County Abstract Co., LLC's sole liability for any loss or damage caused by an error or omission due to inaccurate information for negligence in preparing this report shall be limited to the fee charged for the report.