

Lyon County *Title*SM

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

Date: October 31, 2024

To: Vaughn Roth – Attn: Kristi

In Re: 3066 Road P
Alford Report #24-15679

STATEMENT

Preliminary Report	\$
Copies	\$

Total Amount Due	\$N/A

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: Vaughn Roth Schedule A

REPORT NO.: 24-15679

FILE NO.: TI-15679

EFFECTIVE DATE: October 31, 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:

The heirs and/or devisees of John Scott Alford, deceased

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

A tract of land in the NW1/4 of Section 5, Township 17 South, Range 12 East of the 6th P.M., Lyon County, Kansas, and described as follows, according to survey: Beginning at a point 572 feet South of the Northwest corner of Section 5, Township 17 South, Range 12 East; thence S83°31"E 473 feet; thence South 29°38"E 311 feet; thence S56°13"E 636 feet; thence S84°33"E 198 feet; thence S60°39"E 403 feet; thence S31°07"E 223 feet; thence East 790 feet to the East line of the quarter; thence South on the East line of the quarter 306 feet to an existing fence running West; thence West along said fence 1374 feet to a fence running South; thence South along the existing fence 116.5 feet to an existing fence to the West; thence Westerly along the existing fence 1268 feet to a point on the West line of the quarter 1157 feet South of the place of beginning; thence North on the Section line 1157 feet to the place of beginning and being 40 acres, more or less.

LYON COUNTY TITLE, L.L.C.

Agent For: **FIRST AMERICAN TITLE INSURANCE COMPANY**

“INFORMATIONAL REPORT ONLY”

Schedule B-I

REPORT NO: 24-15679

- 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 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

- General taxes and special assessments for the 1st half of the year 2023 and subsequent years. (Tax ID# FT00372A3) (2023 taxes were in the amount of \$801.60, not including interest) (1st half 2023 taxes have been paid, 2nd half 2023 taxes are UNPAID, 2024 taxes are not yet due or payable)
- Right of Way Easement to The Lyon County Electric Cooperative, Inc., filed July 10, 1981 in Book 383, page 695 in the office of the Register of Deeds, Lyon County, Kansas.

Special Exceptions Continued:

4. Right of Way Easement to Rural Water District No. 1, Lyon County, Kansas, filed April 18, 1983 in Book 397, page 717 in the office of the Register of Deeds, Lyon County, Kansas.
5. Permit No. SLY-0138, for construction of steel bridge across Duck Creek, filed April 25, 2005 in Book 589, page 315 in the office of the Register of Deeds, Lyon County, Kansas.
6. Terms and conditions of the probate case of John Scott Alford, filed under case no. LY-2023-PR-300013, in the office of the Clerk of the Lyon County District Court, Lyon County, Kansas.
7. Any unpaid personal property tax.
8. This policy does not insure the accuracy of the acreage shown in the description in Schedule A. (This will be on the final policy)
9. Rights of Agricultural Tenants in possession, if any.
10. Terms and conditions of contracts, if any, with the United States Department of Agriculture.
11. Any right of ways for roads or highways.

END OF SCHEDULE B