

INFORMATIONAL REPORT

Report Number: 25-2032

Effective Date: February 20, 2025 at 7:00 AM

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

Leland Jason Beckmon and Nicky L. Beckmon, husband and wife.

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

All that part of the Southeast Quarter (SE/4) of Section One (1), Township Twenty-three (23) South, Range Twenty (20) East of the Sixth Principal Meridian, Anderson County, Kansas, East of the Missouri, Kansas & Texas Railroad right of way; **AND**

Block Twelve (12) and Block Thirteen (13) in South Addition to the City of Kincaid, Anderson County, Kansas; **AND**

All of Block One (1); the South Thirty feet (30') of Lot Two (2) and Lots Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14) and the South Thirty feet (30') of Lot Fifteen (15), all in Block Ten (10); and all of Block Eleven (11) all in South Addition to the City of Kincaid, Anderson County, Kansas.

(Please note - This description will change as survey will be performed to describe the North 50 acres of the above descriptions)

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Special Exceptions:

1. Taxes for the year 2024 in the sum of \$1,214.02 are paid in full, with tax ID#12001260,00502250,00502220, this includes additional land.

2. Right of way easement established in Book M-Mcl., at page 347, over E/2 SE/4 of Sec. 1, Twp. 23, Rng. 20, to Great Lakes Pipe Line Company.

The exact location of the above easement is not ascertainable from the instrument itself.

3. Right of way easement established in Book W-Mcl., at page 97, over SE/4 of Sec. 1, Twp. 23, Rng. 20, East of railroad, to Great Lakes Pipe Line Company.

The exact location of the above easement is not ascertainable from the instrument itself.

4. Terms and provisions of the oil and gas lease dated September 15, 1981, filed October 1, 1981 at 2:50 P.M., recorded in Book 13 O&G, at page 72, between Howard F. Stiffler, et ux, lessors and Westport Petroleum Co., Inc., lessee, covering all SE/4 of Sec. 1, Twp. 23, Rng. 20 East of railroad.

5. Title to that portion of the premises in question conveyed to State of Kansas, by the instrument dated June 11, 1984, filed June 29, 1984 at 2:30 P.M., recorded in Book 136 of Deeds, at page 139, for highway purposes.

6. Title to that portion of the premises in question conveyed to State of Kansas, by the instrument dated June 11, 1984, filed June 29, 1984 at 2:30 P.M., recorded in Book 136 of Deeds, at page 140, for highway purposes.

7. Easement established in Book 57-Mcl., at page 155, over tract in SE/4 of Sec. 1, Twp. 23, Rng. 20, to Sprint/United Telephone of Kansas.

The exact location of the above easement is not ascertainable from the instrument itself.

8. Ordinance #1-99, filed February 13, 2006 at 1:15 P.M., recorded in Book 79-Mcl., at page 174, vacating adjacent W/2 Martindale Street; adjacent E/2 Preston Street; all Martindale Street lying between Blocks 1 and 11 and S/2 street lying north of Blk. 1 in the City of Kincaid, Kansas, and other streets and alleys.

9. 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.

10. 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.

11. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metal, coal, lignite, oil, gas, uranium, clay, rock, sand and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

12. 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.