

INFORMATIONAL REPORT

Report Number: 23-20236

Effective Date: October 6, 2023 at 7:00 AM

Prepared for: Vaughn-Roth Land Brokers
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Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:

Sara C. Colt, Trustee of the Sara C. Colt Revocable Trust, dated April 30, 1998.

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

The Northeast Quarter (NE/4) of Section Sixteen (16), Township Twenty-three (23) South, Range Eighteen (18) East of the Sixth Principal Meridian, Anderson County, Kansas,

less the following described tracts:

Beginning at a point 68 rods West of the Northeast corner of the Northeast Quarter (NE/4) of Section Sixteen (16), Township Twenty-three (23) South, Range Eighteen (18) East, Anderson County, Kansas, thence South 40 rods, thence West 40 rods, thence North 40 rods, thence East 40 rods to place of beginning; **also less:**

A tract of ground exclusive of any mineral rights-Beginning at the Northwest corner of the Northeast Quarter (NE/4) of Section Sixteen (16), Township Twenty-three (23) South, Range Eighteen (18) East of the Sixth Principal Meridian, Anderson County, Kansas, extending East along the North line 858 feet; thence South 660 feet; thence East 660 feet; thence South 660 feet; thence West 1518 feet; thence North 1320 feet to the point of beginning, totaling approximately 36 acres.

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Special Exceptions:

1. Taxes for the year 2022 in the sum of \$1,233.68 are paid in full, with tax ID#07201150.
2. Terms and provisions of the oil and gas lease dated April 23, 1923, filed May 18, 1923 at 8:00 A.M., recorded in Book J-Mcl., at page 581, between F. M. VanKeuren, lessor, and C. F. Denney, lessee.
3. Terms and provisions of the oil and gas lease dated April 6, 1936, filed May 21, 1936 at 8:00 A.M., recorded in Book O-Mcl., at page 174, between Charles F. Hobbs, Commissioner of Insurance of the State of Kansas and the Victory Life Insurance Company, lessor, and the Woodson Pipe Line & Producing Co., lessee.
4. Terms and provisions of the oil and gas lease dated May 11, 1936, filed June 8, 1936 at 8:00 A.M., recorded in Book 5 O&G, at page 197, between Erma H. Harris, lessor, and the Woodson Pipe Line & Producing Company, lessee.
5. Terms and provisions of the oil and gas lease dated May 11, 1936, filed June 8, 1936 at 8:00 A.M., recorded in Book O-Mcl., at page 201, between Betty Lou Harris, et al, lessors, and the Woodson Pipe Line & Producing Co., lessee.
6. Terms and provisions of the unitization agreement dated April 8, 1987, filed April 14, 1987 at 8:00 A.M., recorded in Book 27-Mcl., at page 89, between Mack C. Colt Trustee, and Mack C. Colt, Inc.
7. Reference(s) to acreage in the description of the Land is/are for informational or descriptive purposes only.
8. 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.

9. 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.

10. 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.

11. 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.

Examiner's note: In the following tract minerals are held in Sara C. Colt.

The Northeast Quarter (NE/4) of Section Sixteen (16), Township Twenty-three (23) South, Range Sixteen (16) East of the Sixth Principal Meridian, Anderson County, Kansas, **less the following described tracts:**

Beginning at a point 68 rods West of the Northeast corner of the Northeast Quarter (NE/4) of Section Sixteen (16), Township Twenty-three (23) South, Range Eighteen (18) East, Anderson County, Kansas, thence South 40 rods, thence West 40 rods, thence North 40 rods, thence East 40 rods to place of beginning.

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.