

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.: 24-15297

FILE NO.: TI-15297

EFFECTIVE DATE: February 9, 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:

Luis R. Limchayseng and Lori L. Limchayseng

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

TRACT 1

The Southeast Quarter (SE $\frac{1}{4}$) of Section 33, Township 20 South, Range 12 East of the 6th P.M., Lyon County, Kansas

TRACT 2

The East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$) and 25 acres off the North End of the West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$), all in Section 3, Township 21 South, Range 12 East of the 6th P.M., Lyon County, Kansas.

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Schedule B-I

REPORT NO: 24-15297

1. 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

2. General taxes and special assessments for the 2nd half of the year 2023 and subsequent years. (Tax ID#EL00122) (2023 taxes were in the amount of \$1,781.34) (Tax ID#EL00161) (2023 taxes were in the amount of \$527.00) (1st half 2023 taxes have been paid in full, 2nd half 2023 taxes are due May 10, 2024)

Special Exceptions Continued:

3. An oil and gas lease from V. Clinton Grieder and Eunice K. Kuhlmann, Trustees or their successors in trust, under the V. Clinton Grieder Living Trust, dated August 14, 1996, and V. Clinton Grieder and Eunice K. Grider, (formerly known as Eunice K. Kuhlmann, husband and wife, individually to Western Land Services, filed October 21, 2002 at 10:15 o'clock A.M., in Book 559, page 27, in the office of the Register of Deeds, Lyon County, Kansas and assigned in Book 565, page 597, in the office of the Register of Deeds, Lyon County, Kansas.
4. Permit No. SLY-0129, filed January 2, 2004 at 2:15 o'clock P.M., in Book 577, page 637, in the office of the Register of Deeds, Lyon County, Kansas.
5. Report of survey, filed March 18, 2016 at 10:48 o'clock A.M., in Document No. 2016-00795, in the office of the Register of Deeds, Lyon County, Kansas.
6. Rights of Agricultural Tenants in possession, if any.
7. Terms and conditions of contracts, if any, with the United States Department of Agriculture.
8. Any right of ways for roads or highways.
9. This report does not insure the accuracy of the acreage shown in the description in Schedule A.

END OF SCHEDULE B