



701 Missouri Alma, KS 66401
785-765-3422

OWNERS AND ENCUMBRANCE REPORT SCHEDULE A

1. Effective Date: **12/15/2025 07:00 AM** **Case No: 29881**

2. Title to the **Fee Simple** estate or interest in the land described or referred to in this Report is as the effective date hereof vested in:

James M. Warren Trustee of the Amended and restated James M. Warren Trust created under agreement dated July 2, 1997

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

17259 Eight Mile Rd Eskridge, KS 66423

See Page 2 Schedule A for Legal Description

The undersigned is a duly licensed and qualified abstracter for the State of Kansas, a member in good standing of the Kansas Land Title Association and the American Land Title Association whose bond as required by law is in force at the date of this report.

Lawyers Title of Topeka, Inc.

A handwritten signature in black ink, appearing to read "Christopher A. Johnson".

Abstracter

SCHEDEULE A – Page 1

This Owners and Encumbrance Report is invalid unless Schedules A and B are attached.

Lawyers Title of Kansas, Inc.

OWNERS AND ENCUMBRANCE REPORT

SCHEDULE A Legal Description

Case No.: 29881

The North Half and The South Half of the Southeast Quarter of Section 4, Township 14, Range 12, Wabaunsee County, Kansas, excepting following described tracts used for cemetery:

- 1. Commencing at Northwest corner of South Half of Southeast Quarter of Section 4, Township 14, Range 12 in center of road at the corner stone, thence running Easterly corresponding with Government survey 22 rods and 10 feet, thence South 22 rods with Government variation, thence West parallel with section line, 22 rods and 10 feet, thence Northerly 22 rods to place of beginning.**
- 2. Also commencing at the Southeast corner of cemetery as now used and occupied by Eskridge Cemetery Association, thence in a Southerly direction forming a straight line in continuance of East line of cemetery as now used and occupied, a distance of 350.5 feet, thence in a Westerly direction a distance of 373 feet parallel with South boundary line of cemetery as now used and occupied, thence in Northerly direction a distance of 350.5 feet and connecting with South boundary of cemetery line at its Western extremity.**
- 3. Beginning at the SE corner of the cemetery as now used and occupied by Cemetery District No. 5, Wabaunsee County, Kansas, said point being 373 feet East and 713.5 South of the Northwest corner of said South Half of the Southeast Quarter, Section 4, Township 14, Range 12, thence South 233.5 feet, thence West 373 feet, thence North 233.5 feet. thence East 373 feet to the place of beginning.**
- 4. A tract of land in the South Half of the Southeast Quarter of Section 4, Township 14, Range 12 described as follows: Beginning at the Southeast Corner of the Cemetery as now used and occupied by Cemetery District No. 5, Wabaunsee County, Kansas, said point being 373 feet East and 947 feet South of the Northwest Corner of said South Half of Southeast Quarter, thence South 373 feet to the South line of said South Half of Southeast Quarter; thence West on quarter section line 373 feet to the Southwest corner of said South Half of Southeast Quarter, thence North 373 feet; thence East 373 feet to place of beginning.**

[The following is/are the last document(s) transferring title of record and are provided for informational purposes only:

Warranty Deed dated April 10, 1999, executed by Walter H. Blood and Pamela Baker Blood, husband and wife, to James M. Warren, as Trustee of the Amended and restated James M. Warren Trust under agreement dated July 2, 1997, filed May 3, 1999, and recorded in R94 Page 75.

Warranty Deed dated April 11, 1999, executed by Roger L. Baker and Deborah A. Baker, husband and wife, to James M. Warren, Trustee of the Amended and restated James M. Warren Trust created under agreement dated July 2, 1997, filed May 3, 1999, and recorded in R94 Page 76.

Warranty Deed dated December 27, 1999, executed by Norma L. Sorrick, a single person, to James M. Warren, Trustee of the Amended and restated James M. Warren Trust created under agreement dated July 2, 1997, filed January 10, 2000, 12:01 P.M., and recorded in R97 Page 176.]

Lawyers Title of Kansas, Inc.

SCHEDULE B – SECTION 1

Case No.: 29881

Tax Information and Unreleased Mortgages affecting said real estate:

1. Taxes and assessments for the year 2024 and prior years have been paid in full. Taxes and assessments for the year 2025 are not paid. Real estate taxes for the year 2025 are due November 1, 2025. According to Kansas Statutes, if the real estate taxes for the first half of the year 2025 are paid prior to December 20, 2025, there will be no penalty or interest assessed. If the real estate taxes for the second half of the year 2025 are paid prior to May 10, 2026, there will be no penalty or interest assessed.

2025 Real Estate Taxes: \$1,906.36

ID Number - 01800;cama;242-04-0-00-007-00-0-01

(The above tax data is provided as a courtesy only, and no liability is assumed by the title company for providing the tax amount.)

Lawyers Title of Kansas, Inc.

SCHEDULE B – SECTION 2

Case No.: 29881

Other Documents, liens, or judgments affecting said real estate

NOTE: This is an owners and encumbrance report only. Liability is hereby limited to the cost of this report. This report is not to be used or relied upon for the purpose of sale, conveyance, mortgage or transfer of any kind, and should not be relied upon as the basis for a title insurance policy.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof.
2. Rights or claims of parties in possession, boundary line disputes, overlaps, encroachments, and any other matters not shown by the public records which would be disclosed by an accurate survey and inspection of the land described in Schedule A.
3. Easements or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereinafter furnished, imposed by law and not shown by the public records.
5. Public roads and highways.
6. Wabaunsee County Planning Commission and Subdivision Regulations.
7. Easement granted to The Kansas Power and Light Company, filed September 14, 1949, recorded in Book M015 Page 591.
8. Oil and Gas Lease granted to Western Land Services, Inc., recorded in Book R115 Page 95.
9. Easement granted to Rural Water District No. 8, Osage County, Kansas, filed January 13, 2005, recorded in R136 Page 127.
10. Oil and Gas Lease by and between James M. Warren, Trustee of the Amended and restated James M. Warren Trust created under agreement dated July 2, 1997 and John O. Farmer, Inc., recorded in R166 Page 7.
11. Rights of tenants under any unrecorded leases.
12. A search of the records of the Wabaunsee County District Court and Wabaunsee County Register of Deeds, reveals no outstanding judgments or liens, nor pending cases, against: James M. Warren; Amended and restated James M. Warren Trust created under agreement dated July 2, 1997, EXCEPT: NONE.

Note: All restrictions, if any, omit any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that the restriction is not in violation of state or federal law, or relates to a handicap, but does not discriminate against handicapped people.

SCHEDULE B – SECTION 2 - Page 1

This Owners and Encumbrance Report is invalid unless Schedules A and B are attached.