



701 Missouri Alma, KS 66401
785-765-3422

OWNERS AND ENCUMBRANCE REPORT SCHEDULE A

1. Effective Date: **12/04/2025 07:00 AM** **Case No: 27382**

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 07/02/1997

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

16788 Dragoon Creek 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.: 27382

Northwest Quarter (NW 1/4) of Section Twenty-seven (27), Township Fourteen (14) South, Range Twelve (12) East of the 6th P.M., Wabaunsee County, Kansas.

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

Quit Claim Deed dated August 6, 1997, executed by James M. Warren and Geraldine F. Warren, husband and wife, to James M. Warren, as Trustee of the Amended and Restated James M. Warren Trust created under agreement dated 07/02/1997, filed August 25, 1997, and recorded in R85 Page 75.

Corporation Deed dated April 28, 1986, executed by The Federal Land Bank of Wichita, to James M. Warren and Geraldine F. Warren, as Joint Tenants, filed May 7, 1986, and recorded in R40 Page 90.]

Lawyers Title of Kansas, Inc.

SCHEDULE B – SECTION 1

Case No.: 27382

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: \$562.98

ID Number - 00295;cama;248-27-0-00-00-002-00-0-01

(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.: 27382

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. Oil and Gas Lease granted to David A. Stillings, recorded in R63 Page 404.
8. Oil and Gas Lease granted to Western Land Services, Inc., recorded in R115 Page 95.
9. Oil and Gas Lease granted to John O. Farmer, Inc., recorded in R205 Page 58.
10. 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; The Amended and Restated James M. Warren Trust created under agreement dated 07/02/1997, 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.

Lawyers Title of Kansas, Inc.

" 701 Missouri
" Alma, KS 66401
" 785-765-3422
"

INVOICE TO:

" Vaughn-Roth Land Brokers
" Attn: Kristi Noonan
"
, KS

Invoice

INVOICE NO: 53194

INVOICE DATE: 12/10/2025

CASE NO: 27382

Detach and Return This Stub With Remittance

Amount \$ _____

Description	Price
Owners and Encumbrance Report	\$250.00 "
Property Address(es): 16788 Dragoon Creek Rd Eskridge, KS 66423 " "	"
Owner: Warren	

	Total
	" \$250.00