

INFORMATIONAL REPORT

Report Number: 25-20120

Effective Date: May 5, 2026 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:

Karen Lynn Stewart, subject to a life estate of Melvin Dale Stewart established in deed recorded in Book 375, at page 280, recorded in Register of Deeds in Bourbon County.

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

The Southeast Quarter (SE/4) of Section Eleven (11), Township Twenty-four (24) South, Range Twenty-one (21) East of the Sixth Principal Meridian, Bourbon County, Kansas.

(Highway 3, Bronson, KS)

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Special Exceptions:

1. Taxes for the year 2025 in the sum of \$1,140.26 are **unpaid**, with tax ID#061-11-0-00-00-002.00-0, this amount doesn't include interest and penalty, taxes for 2024 are also **unpaid**.
2. Right of way easement established in Book 59-Mc1., at page 41, over subject property to Rural Water District No. 4, Bourbon County.

The exact location of the above easement is not ascertainable from the instrument itself.
3. Terms and provisions of the oil and gas lease dated May 15, 2002, filed May 15, 2002, recorded in Book 118 O & G, at page 547-548, between Florene Stewart, lessor and Norman R. Michael and Jack Cooper, lessee, together with all subsequent assignments and conveyances.
4. Mortgage dated December 13, 2013, filed December 26, 2013, recorded in Book 408 of Mortgages, at page 344-355, between Melvin D. Stewart and Karen L. Stewart, husband and wife, in favor of Union State Bank, in the recorded sum of **\$25,000.00**.
5. Mortgage dated March 11, 2020, filed April 20, 2020, recorded in Book 467 of Mortgages, at page 51-54, between Melvin Dale Stewart and Karen Stewart, husband and wife, in favor of Union State Bank, in the recorded sum of **\$25,000.00**.
6. Proceeds to be disbursed in accordance with the judgement rendered in case # BB-2024-DM-170.
7. 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.

8. 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.

9. 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.

10. 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.