



423 Commercial Street
Emporia, KS, 66801
(620) 343-1490
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Date: October 8, 2021

To: Vaughn-Roth Land Brokers
tallgrassappraisal@outlook.com
cameron@Vaughnroth.com, regina@vaughnroth.com

In Re: Duncan #21-14203
200 Road R

STATEMENT

Report for Auction	\$ N/A
Copies	\$ N/A
	<hr/>
Total Amount Due	\$ N/A

THANK YOU !!!

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 Land Brokers

Schedule A

REPORT NO.: 21-14203

FILE NO.: TI-14203

EFFECTIVE DATE: September 30, 2021 at 7:55 o'clock A.M.

Inquiries Should Be Directed To: Shirley Crist
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:

Connie S. Duncan

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

Tract: 1

The North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-eight (28), in Township Twenty-one (21) South, of Range Twelve (12) East of the Sixth Principal Meridian, Lyon County, Kansas.

AND

Tract: 2

The West Half of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$) of Section 28, Township 21 South, Range 12 East of the 6th P.M. Principal Meridian in Lyon County, Kansas.

LYON COUNTY TITLE, L.L.C.

Agent For: **FIRST AMERICAN TITLE INSURANCE COMPANY**

“INFORMATIONAL REPORT ONLY”

Schedule B-I

REPORT NO: 21-14203

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 may 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 for the year of 2021 and subsequent years, together with any special assessments due and payable therewith. (Tax ID#EL00312) (2020 taxes were in the amount of \$341.12) (2020 taxes are paid, 2021 taxes are not due or payable.)
3. Transfer on Death Deed from Connie S. Duncan, a single individual, to Christy L. McWhirt and Lisa J. Tuckfield, as tenants in common, filed October 22, 2019 in Document No. 2019-03574 and 2019-03576, in the office of the Register of Deeds, Lyon County, Kansas. (Tracts 1 & 2)

4. Oil and Gas Lease from George H. Nuessen and Rita Nuessen to Seahawk Petroleums, INC., filed December 15, 1980, in Book 379, page 157, in the office of the Register of Deeds, Lyon County Kansas. (Tract 1)
5. Oil and Gas Lease from George H. Nuessen and Rita Nuessen to Thomas R. Satter, filed December 23, 1982, in Book 395, page 451, in the office of the Register of Deeds, Lyon County Kansas. (Tract 1)
6. Easement for Construction and Maintenance of Telephone Facilities to Madison Telephone Company Inc., filed July 21, 1983, in Book 401, page 132, in the office of the Register of Deeds, Lyon County, Kansas. (Tract 1)
7. Right of Way Easement to Rural Water District #3 Greenwood County, Kansas, filed June 24, 1997, in Book 507, page 615, in the office of the Register of Deeds, Lyon County, Kansas. (Tract 1)
8. Oil and Gas Lease from John J Klein and wife to H.R. Shidell, filed August 6, 1920, in Book 126, page 560, in the office of the Register of Deeds, Lyon County, Kansas. Assignment to Chas J. O'Keefe, filed September 14, 1920. in Book 132, page 10, in the office of the Register of Deeds, Lyon County, Kansas. Assignment to Alex W. McCoy et al, filed May 28, 1921, in Book 134, page 279, in the office of the Register of Deeds, Lyon County, Kansas.(Tract 2)
9. Oil and Gas Lease from Nick Nuessen and Frances Nuessen to H.C. Dean, filed June 12, 1956, in Book 251, page 137, in the office of the Register of Deeds. Assignment to Lloyd V. Youmans, filed June 12, 1956. in Book 251, page 142, in the office of the Register of Deeds, Lyon County, Kansas. Assignment to Zach W. Dean, filed September 26, 1956, in Book 252, page 250, in the office of the Register of Deeds, Lyon County, Kansas.(Tract 2)
10. Oil and Gas Lease from Connie S. Duncan and Steven J. Duncan to Rantoul Energy Corp., filed December 16, 1980, in Book 379, page 381, in the office of the Register of Deeds, Lyon County, Kansas. Assignment to Ocelot Oil Corp., Sparrow Energy Corp. and Nortek Energy Corporation, filed August 21, 1981, in Book 385, page 121, in the office of the Register of Deeds, Lyon County, Kansas. (Tract 2)
11. Oil and Gas Lease from Connie S. Duncan and Steven J. Duncan to Thomas R. Satter, filed December 23, 1982, in Book 395, page 455, in the office of the Register of Deeds, Lyon County, Kansas. (Tract 2)
12. Oil and Gas Lease form Connie Duncan and Steve Duncan to J. Fred Hambright, filed October 25, 1990, in Book 455, page 733, in the office of the Register of Deeds, Lyon County, Kansas. Assignment to Petroleum Management, Inc., filed December 11, 1990, in Book 457, page 183, in the office of the Register of Deeds, Lyon County, Kansas. (Tract 2)
13. Right of Way Easement to Rural Water District #3 Greenwood County, Kansas, filed September 21, 1995, in Book 493, page 383 in the office of the Register of Deeds, Lyon County, Kansas. (Tract 2)

14. Oil and Gas Lease from Connie S. Duncan and Steven J. Duncan to Mission Land Services, LLC, filed October 21, 2002, in Book 559, page 209, in the office of the Register of Deeds, Lyon County, Kansas. Assignment to Domestic Energy Partners, Partnership #1, filed June 14, 2004, in Book 581, page 635, in the office of the Register of Deeds, Lyon County, Kansas. Multiple Assignments of Overriding Royalty, filed in Book 581, page 251-252; Book 583, page 101-102; Book 585, page 209-211; Book 591, page 775-776; Book 591, page 781-782, in the office of the Register of Deeds, Lyon County, Kansas. (Tract 1 & 2)
15. Petitions and Articles for the proceedings of the Upper Verdigris Watershed Joint District No. 24, filed January 15, 1959 at 3:30 o'clock P.M. in Book 258, page 408A in the office of the Register of Deeds, Lyon County, Kansas. (Tract 1 & 2)
16. Rights of Agricultural Tenants in possession, if any. (Tract 1 & 2)
17. Terms and conditions of contracts, if any, with the United States Department of Agriculture. (Tract 1 & 2)
18. Any right of ways for roads or highways. (Tract 1 & 2)

END OF SCHEDULE B