

LyonCounty *Title*SM

423 Commercial Street
Emporia, KS, 66801
(620) 343-1490
Fax: (620) 343-1492

Date: October 20, 2021

To: Vaughn-Roth Land Brokers
cameron@vaughnroth.com

In Re: Merry Family Resources LLC #21-14186
800 Road B

STATEMENT

Report for auction

\$ 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.: 21-14186

FILE NO.: TI-14186

EFFECTIVE DATE: September 27, 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:

Merry Family Resources, LLC

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

The North Half (N½) of Section Twenty-nine (29), Township Twenty (20) South, Range Ten (10) East of the 6th P.M., Lyon County, Kansas.

LYON COUNTY TITLE, L.L.C.

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

“INFORMATIONAL REPORT ONLY”

Schedule B-I

REPORT NO: 21-14186

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 for the year of 2021 and subsequent years, together with any special assessments not due and payable therewith. (Tax ID#CT00085 and #CT00085A1) (2020 taxes were in the amount of \$923.52 and \$115.54) (2020 taxes are paid, 2021 taxes are not due or payable.)

Special Exceptions continue on next page:

3. An Oil and Gas Lease to K & E Drilling, Inc., filed August 22, 1953, in Book 233, page 399, in the office of the Register of Deeds, Lyon County, Kansas, and multiple assignments, most recent one being to Calvin E. Murphy and Blanche C. Murphy, Co-Trustees of the Murphy Family Revocable Trust dated February 1, 1991, filed April 30, 1991, in Book 459, page 259, in the office of the Register of Deeds, Lyon County, Kansas.
4. An Oil and Gas Lease to C.E. Murphy and E.W. Sauder, filed March 20, 1972, in Book 324, page 679, in the office of the Register of Deeds, Lyon County, Kansas and multiple assignments, most recent one being to Timothy E. & Debra A. Brandt, filed May 2, 2001, in Book 539, page 441, in the office of the Register of Deeds, Lyon County, Kansas.
5. Rights of Agricultural Tenants in possession, if any.
6. Terms and conditions of contracts, if any, with the United States Department of Agriculture.
7. Any right of ways for roads or highways.

END OF SCHEDULE B