



## PRELIMINARY TITLE SEARCH REPORT

Prepared By:  
**Security 1<sup>st</sup> Title**  
**108 W. Jackson Ave.**  
**Iola, KS 66749**  
**Phone: 620-365-5546**  
**Fax: 620-365-5450**

Contact: **Stacy Smith**  
Email: **ssmith@security1st.com**

Prepared Exclusively For:  
**Vaughn-Roth Land Brokers, LLC**  
**PO Box 225**  
**408 Neosho St.**  
**Burlington, KS 66839**  
**Phone: 620-888-3040**  
**Fax: 620-888-3044**

Contact: **Cameron Roth**  
Email: **Cameron@VaughnRoth.com;**  
**info@VaughnRoth.com**

Report No: **2282315**

Report Effective Date: **October 23, 2018, at 7:30 a.m.**

Property Address: **00000 Route 2, Iola, KS 66749**

This Title Search Report is NOT a commitment to insure and is not to be construed as an Abstract of Title or Title Opinion. It has been issued as a Report as to the status of title for the specific benefit of **Vaughn-Roth Land Brokers, LLC**, and as such should not be relied upon by any other party for any Real Estate Transaction. Any and all loss or damage that may occur by reason of any errors and omissions in this Company's Report is limited to \$1,000.00 and the fee it received for the preparation and issuance of this report, if any.

1. **Fee Simple** interest in the Land described in this Report is owned, at the Report Effective Date, by

[James D. Craig and Janet Craig, husband and wife](#)

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

**The Northwest Quarter (NW ¼) of Section Twenty-three (23), Township Twenty-three (23) South, Range Eighteen (18) East of the Sixth Principal Meridian, Allen County, Kansas.**

3. If asked to issue a title insurance commitment for a potential buyer of the subject property, the commitment would include the following requirements, along with any other matters that may arise after the date of this report:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional



# Security 1<sup>st</sup> Title

Any questions regarding this report should be directed to: **Stacy Smith**

Phone: **620-365-5546**, Email: **ssmith@security1st.com**

Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.
  3. Pay the premiums, fees, and charges for the Policy to the Company.
  4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
4. If asked to issue a title insurance commitment for a potential buyer of the subject property, the commitment would include the following exceptions, along with any other matters that may arise after the date of this report:
1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met
  2. Rights or claims of parties in possession not shown by the Public Records
  3. Easements, or claims of easements, not shown by the Public Records
  4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land
  5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
  6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records
  7. The lien of the General Taxes for the year **2018**, and thereafter.



# Security 1<sup>st</sup> Title

Any questions regarding this report should be directed to: **Stacy Smith**  
Phone: **620-365-5546**, Email: [ssmith@security1st.com](mailto:ssmith@security1st.com)

8. **General taxes and special assessments for the fiscal year 2017 in the original amount of \$1,745.68.**

First Installment: \$872.84, PAID

Second Installment: \$872.84, PAID

Property I.D. #[CA00069](#)

CAMA # 046-23-0-00-00-002.00-0-01

**NOTE: The real estate taxes for the year 2018 become due on November 1, 2018. The amount is not available at this time.**

9. **Subject to existing road, street or highway rights of way.**
10. **Deed for Highway purposes recorded June 7, 1932, as set forth in the instrument filed as [Deed Book 98, Page 448](#).**
11. **Easement granted to Kansas Natural Gas Oil, Pipe Line and Improvement Company, as set forth in the instrument filed as [Book M-16, Page 360](#).**
12. **Terms and provisions of the oil and gas lease executed between James D. Craig and Janet Craig, husband and wife, lessor, and Raymond Klaus, lessee, for a primary term of 6 months years, filed April 27, 1989, recorded in/on [Book M-121, Page 116](#), together with all subsequent assignments and conveyances.**
13. **Terms and provisions of the oil and gas lease executed between James D. Craig and Janet J. Craig, his wife, lessor, and J. Fred Hambright, Inc., lessee, for a primary term of 3 years, filed November 6, 2001, recorded in/on [Book A9, Page 623](#), together with all subsequent assignments and conveyances.**
14. **Rights of the owners of the mineral estate as conveyed or reserved on/in [Document 2008-0672](#), and of the parties claiming thereunder.**

Dated: **October 23, 2018**, at 7:30 a.m.

SECURITY 1<sup>ST</sup> TITLE

By:   
\_\_\_\_\_

LICENSED ABSTRACTER