



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

## TITLE REPORT

Prepared By:

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

**211 West Kansas**

**McPherson, KS 67460**

**Phone: 620-241-1317**

**Fax: 620-241-3637**

Contact: **Amber Hancock**

Email: **ahancock@security1st.com**

Report No: **2438376**

Report Effective Date: **March 24, 2021, at 7:30 a.m.**

Property Address: **00000 Kiowa Rd, Windom, KS 67491**

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 , 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 or the fee received for the preparation and issuance of this report, whichever is less.

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

**John Thomas Studebanker and Ineta Ruth Studebaker, and their successor Trustee(s), as Trustee(s) of the Ineta Ruth Studebaker Revocable Trust dated April 6, 2006, and any amendments thereto**

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

**Northwest Quarter of Section 32, Township 19 South, Range 5 West of the 6th P.M., McPherson County, Kansas.**

3. The following Real Estate Taxes, Easements, Restrictions, Judgments, Pending Suits, Mechanic Liens, State Tax Liens, Federal Tax Liens, Mortgage and other liens and encumbrances are recorded in the local public records. No search of the oil, gas or other mineral title has been made, and any matters incident to or growing out of the mineral estate are not included in this Report, including but not limited to conveyances, reservations, or oil and gas leases.



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Any questions regarding this report should be directed to: **Amber Hancock**  
Phone: **620-241-1317**, Email: **ahancock@security1st.com**

1. **General taxes and special assessments for the fiscal year 2020 in the amount of \$1,775.48, Paid.**  
**Property ID # 131-8100**
2. **The definition of land as described in the policy does not include any manufactured home or mobile home located on the insured premises, unless the personal title to the same has been cancelled by the Kansas Department of Motor Vehicles and filed with the McPherson County Register of Deeds.**
3. **Subject to existing road, street or highway rights of way.**
4. **Terms and provisions contained in the document entitled "Use Case 9831" filed as District Court Case 9831.**
5. **Terms and provisions contained in the document entitled "Agreement" filed as Book 70, Page 618.**
6. **Terms and provisions contained in the document entitled "Resolution No. 08-03" filed March 26, 2008 as Book 644, Page 3769.**
7. **Terms and provisions of the oil and gas lease executed between Walter S. Neel et al, lessor, and A. J. Darrah, lessee, filed October 8, 1940, recorded in/on Book 70, Page 257, together with all subsequent assignments and conveyances.**

**NOTE: If there is no production of oil and gas from all of the property covered by the above lease; if any set terms including options to renew in the lease have expired; and if a properly executed Affidavit of Non-Production is recorded, the above exception will not appear on the policy to be issued. Said Affidavit must include the same land covered in the Lease.**

8. **Terms and provisions of the oil and gas lease executed between Walter S. Neel et al, lessor, and M. W. Smith, lessee, filed October 7, 1955, recorded in/on Book 123, Page 335, together with all subsequent assignments and conveyances.**

**NOTE: If there is no production of oil and gas from all of the property covered by the above lease; if any set terms including options to renew in the lease have expired; and if a properly executed Affidavit of Non-Production is recorded, the above exception will not appear**



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on the policy to be issued. Said Affidavit must include the same land covered in the Lease.

9. Terms and provisions of the oil and gas lease executed between Ineta Studebaker and John T. Studebaker, lessor, and Kirkland Oil Co. Inc., lessee, filed October 14, 1981, recorded in/on Book 240, Page 540, together with all subsequent assignments and conveyances.

**NOTE:** If there is no production of oil and gas from all of the property covered by the above lease; if any set terms including options to renew in the lease have expired; and if a properly executed Affidavit of Non-Production is recorded, the above exception will not appear on the policy to be issued. Said Affidavit must include the same land covered in the Lease.

10. Terms and provisions of the oil and gas lease executed between John T. Studebaker and Ineta R. Studebaker, lessor, and J Fred Hambright, lessee, filed January 10, 1985, recorded in/on Book 256, Page 606, together with all subsequent assignments and conveyances.

**NOTE:** If there is no production of oil and gas from all of the property covered by the above lease; if any set terms including options to renew in the lease have expired; and if a properly executed Affidavit of Non-Production is recorded, the above exception will not appear on the policy to be issued. Said Affidavit must include the same land covered in the Lease.

11. Rights of parties in possession under unrecorded leases.

Dated: **March 24, 2021**, at **7:30 a.m.**

SECURITY 1<sup>ST</sup> TITLE

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

LICENSED ABSTRACTER



## TITLE REPORT

Prepared By:

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

**211 West Kansas**

**McPherson, KS 67460**

**Phone: 620-241-1317**

**Fax: 620-241-3637**

Contact: **Amber Hancock**

Email: **ahancock@security1st.com**

Report No: **2438370**

Report Effective Date: **March 24, 2021, at 7:30 a.m.**

Property Address: **00000 Hwy 56, Windom, KS 67491**

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

**John Thomas Studebaker and Ineta Ruth Studebaker, and their successor Trustee(s), as Trustee(s) of the John Thomas Studebaker Revocable Trust dated April 6, 2006, and any amendments thereto**

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

**The Northwest Quarter of Section 28, Township 19 South, Range 5 West of the 6th P.M., McPherson County, Kansas.**

3. The following Real Estate Taxes, Easements, Restrictions, Judgments, Pending Suits, Mechanic Liens, State Tax Liens, Federal Tax Liens, Mortgage and other liens and encumbrances are recorded in the local public records. No search of the oil, gas or other mineral title has been made, and any matters incident to or growing out of the mineral estate are not included in this Report, including but not limited to conveyances, reservations, or oil and gas leases.



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Phone: **620-241-1317**, Email: **ahancock@security1st.com**

1. **General taxes and special assessments for the fiscal year 2020 in the amount of \$1,779.50, Paid.**  
**Property ID # 131-4500**
2. **The definition of land as described in the policy does not include any manufactured home or mobile home located on the insured premises, unless the personal title to the same has been cancelled by the Kansas Department of Motor Vehicles and filed with the McPherson County Register of Deeds.**
3. **Subject to existing road, street or highway rights of way.**
4. **Terms and provisions contained in the document entitled "Highway Condemnation Case" filed as District Court Case 7757.**
5. **Terms and provisions contained in the document entitled "Highway Deed" filed as Book 98, Page 148.**
6. **Easement granted to Cimarron Valley Pipe Line Company, as set forth in the instrument filed as Book 53, page 235.**
7. **Easement granted to MAPCO Inc, as set forth in the instrument filed as Book 200, Page 415.**
8. **Easement granted to United Telephone Company Company, as set forth in the instrument filed as Book 299, Page 218.**
9. **Terms and provisions contained in the document entitled "Affidavit of Intent" filed July 2, 1997 as Book 304, Page 4.**
10. **Easement granted to Overland Pass Pipeline Company, LLC, as set forth in the instrument filed as September 5, 2006, in Book 641, Page 377.**
11. **Terms and provisions contained in the document entitled "Memorandum of Pipeline Lease Agreement" filed December 30, 2016 as Book 665, Page 1192.**
12. **Rights of parties in possession under unrecorded leases.**

Dated: **March 24, 2021**, at 7:30 a.m.

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

LICENSED ABTRACTER