



Clay County Abstract and Title Company
610 5th Street, PO Box 235
Clay Center, KS 67432
785-632-3209

OWNERSHIP AND ENCUMBRANCE REPORT

Search Date:

March 3, 2025

Brief Legal:

Tract 1: A Tr. in SW/4 3-4-4, Washington Co., Ks.

Tract 2: A Tr. in NE cor W/2 SW/4, 135' X 235', 3-4-4, Wash. Co., Ks

Site Address:

Tract 1: 125 2nd Ln., Greenleaf, Kansas

Tract 2: 00000 2nd Ln., Greenleaf, Kansas

CAMA Number & Tax Information:

Tract 1: Tax Code: 192-03-0-30-01-008 2024 Tax Amount: \$1,629.69, first half paid

Tract 2: Tax Code: 192-03-0-30-01-007 2024 Tax Amount: \$2.44, paid in full

Legal Description:

Tract 1:

Commencing at a point 790 feet east of the southwest corner of the north half of the southwest quarter (N/2 SW/4) of Section Three (3), in Township Four (4) South, of Range Four (4) East of the 6th P.M., and running thence north 35 feet, thence east 235 feet, thence north 460 feet, thence east 295 feet, thence south 495 feet, thence west 530 feet, to the Place of Beginning: all being a part of the North Half of the Southwest Quarter (N/2 SW/4) of Section Three (3), in Township Four (4) South, of Range Four (4) East of the 6th P.M., and being otherwise described as Lot Seventeen (17), in the Southwest Quarter (SW/4) of Section Three (3), in Township Four (4) South, of Range Four (4) East of the 6th P.M., on the tax rolls of Washington County, Kansas, EXCEPT the following tract:

Commencing at a point 790 feet east of the southwest corner of the North Half of the Southwest Quarter (N/2 SW/4) of Section Three (3), in Township Four (4) South, of Range Four (4) East of the 6th P.M., and running thence north 35 feet, thence east 10 feet, thence south 35 feet, thence west 10 feet, to the place of beginning.

Tract 2:

Lot number One (1) in Block Number Eleven (11) in Haddix and Truesdell's Addition to the City of Greenleaf, (being the tract of land described as Lot Four (4) in the North Half of the Southwest Quarter (N/2 SW/4) of Section Three (3), in Township Four (4) South, of Range Four (4) East on the tax rolls of Washington County, Kansas.



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Fee Owner:

James E. Taskinen and Eldyne Taskinen

Deed of Record:

Tract 1:

Joint Tenancy Warranty Deed dated January 28, 1975

Recorded on January 31st at 11:00 A.M.

Deed Book 151 at Page 786

Less out:

Warranty Deed dated August 11th, 1978

Recorded on October 3rd, 1978 at 2:30 P.M.

Deed Book 158 at Page 387

Tract 2:

Joint Tenancy Warranty Deed dated November 15th, 1990

Recorded on December 10th, 1990 at 2:20 P.M.

Deed Book 195 at Page 318

Easements &/or Rights of Way/ Oil & Gas Assignment:

None

Ordinance & Resolution & Agreements:

Ordinance No. 391, declaring the boundary and limits of the City of Greenleaf, Kansas, as of the 16th day of January, 1986.

Ordinance No. 392, declaring the boundary and limits of the City of Greenleaf, Kansas, as of the 16th day of January, 1986.

Ordinance No. 395, declaring the boundary and limits of the City of Greenleaf, Kansas, as of the 21st day of March, 1986.

Ordinance No. 398, declaring the boundary and limits of the City of Greenleaf, Kansas, as of the 5th day of May, 1986.

Unreleased Deeds of Trust / Mortgages:

A Mortgage from James E. Taskinen and Eldyne Taskinen, husband and wife, to The Citizens National Bank, Greenleaf, Kansas, dated April 25, 2003 and recorded in the office of the



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Washington County Register of Deeds on May 8, 2003 at 11:15 A.M. in Mortgage Book 194 at Page 135 in the original amount of \$20,000.00.

Liens and Judgements:

Names Searched:

James E. Taskinen, James Taskinen, Eldyne Taskinen

General Notes:

Title Agent Note:

No outstanding liens or judgements were found for the fee simple owners except as listed above.

No other interested parties were identified in the search.

This report is limited to only the information described above and is not to be construed as an Abstract of Title, Title Opinion, or Title Insurance Policy.

Prepared By:

Sarah Straub