



Security 1st Title

PRELIMINARY TITLE SEARCH REPORT

Prepared By:
Security 1st Title
622 Madison
Fredonia, KS 66736
Phone: 620-378-2351
Fax: 620-378-4425

Contact: **Peggy Carr**
Email: **pcarr@security1st.com**

Report No: **2384724**

Report Effective Date: **July 6, 2020, at 7:30 a.m.**

Property Address: **1200 Road, Fredonia, KS 66736**

Prepared Exclusively For:
McCurdy Auction LLC

Phone: (316) 683-0612
Fax: (316) 683-8822

Contact: **Shelly Frost**
Email: **sfrost@mccurdyauction.com**

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 **McCurdy Auction 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

UNDIVIDED 1/2 INTEREST

Feyn M. Baker and Tamberly S. Baker,

AND

UNDIVIDED 1/2 INTEREST

Tommy R. Taylor and Betty M. Taylor, Trustees of the Tommy R. & Betty M. Taylor Living Trust, dated July 2, 2015

NOTE: Vesting information can be downloaded through this [link](#).

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

SEE ATTACHED EXHIBIT A

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



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Any questions regarding this report should be directed to: **Peggy Carr**

Phone: **620-378-2351**, Email: **pcarr@security1st.com**

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 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.
 5. **File a release of the Mortgage dated March 2, 2015, recorded March 6, 2015, as Book 377 of County Records at Page 211, made by Feyn M. Baker and Tamberly S. Baker, husband and wife, to Earlene Hunzeker, in the amount of \$130,000.00, last assigned to Shiners Hospital for Children.**
 6. **Furnish for our approval a Certification of Trust that is given pursuant to KSA 58a-1013 of the Kansas Uniform Trust Code, which may be executed by any of the current trustees of the Tommy R. & Betty M. Taylor Living Trust, dated July 2, 2015. We reserve the right to make any additional requirements we deem necessary.**
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



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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 **2020**, and thereafter.
8. **General taxes and special assessments for the fiscal year 2019 in the amount of \$343.78, PAID.**
Property ID # FR0111
9. **General taxes and special assessments for the fiscal year 2019 in the amount of \$1,072.20, PAID.**
Property ID # FR0138
10. **General taxes and special assessments for the fiscal year 2019 in the amount of \$81.28, PAID.**
Property ID # FR0140
11. **An easement for highway to Wilson County, Kansas recorded in/on Book 91 of Deeds at Page 630.**
12. **An easement to Rural Water District #13 recorded in/on Book 103 at Page 634.**
13. **An easement to Rural Water District #13 recorded in/on Book 103 at Page 597.**
14. **Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such filed with the Wilson County Register of Deeds.ownership or rights arise by lease, grant, exceptions, conveyance, reservation, or**



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Phone: **620-378-2351**, Email: **pcarr@security1st.com**

otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interest or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

15. Rights of parties in possession under unrecorded leases.

Dated: **July 6, 2020**, at **7:30 a.m.**

SECURITY 1ST TITLE

BY:

LICENSED ABSTRACTER

EXHIBIT "A"

West Half of the Southwest Quarter of the Northwest Quarter (W/2 SW/4 NW/4) of Section Twelve (12) Township Twenty-nine (29), Range Thirteen (13), and beginning at the Northeast corner of said West Half of the Southwest Quarter of the Northwest Quarter (W/2 SW/4 NW/4) of Section Twelve (12), and running thence in a Northwesterly direction to a point 54 rods South of the Northwest corner of said Section Twelve (12), thence South 26 rods to a point due West of beginning, thence East to beginning, all in Township Twenty-nine (29), Range Thirteen (13);

AND

West half of the Northeast Quarter (W/2 NE/4) of Section Twelve (12); also commencing at the Southwest corner of the Southeast Quarter (SE/4) of Section One (1), thence North 56 rods to the middle of Fall River, thence East 112 rods to the middle of Fall River, thence down Fall River to the South line of said Southeast Quarter (SE/4), thence West to the place of beginning; also the Southeast Quarter of the Northwest Quarter (SE/4 NW/4) of Section Twelve (12); also East Half of the Southwest Quarter of the Northwest Quarter (E/2 SW/4 NW/4) of Section Twelve (12), all in Township Twenty-nine (29) South, Range Thirteen (13) East of the Sixth Principal Meridian, all in Wilson County, Kansas.

DEED RECORD No 83

FROM
Eli LaGree
 TO
Roy Smith, et ux
 STATE OF KANSAS, WILSON COUNTY, ss.
 This instrument was filed for record on the 4
 day of June, A. D. 1942, at 11:15
 o'clock A. M.
Mabel Abbott
 Register of Deeds.
 By _____, Deputy.

This INDENTURE, Made this 25th day of April, in the year of our Lord
 One Thousand Nine Hundred and Forty-two between Eli LaGree and Tillie LaGree,
his wife
 of _____, in the County of Wilson and State of Kansas.
 of the first part, and Roy Smith and Nedra Smith, his wife, or the survivor thereof as joint
tenants of the second part.

WITNESSETH, That the said parties of the first part, in consideration of the sum of
One Dollar and other good and valuable consideration DO GRANT,
 to them duly paid, have sold, and by these presents do grant and convey to the said parties of the second
 part their heirs and assigns, all that tract or parcel of land situated in Wilson County, and State of Kansas, and
 described as follows, to wit:
The West Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest
Quarter (NW $\frac{1}{4}$) of Section twelve (12), and beginning at the NE corner
of said W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 12, and running thence in
a Northwesterly direction to a point 54 rods south of the NW corner of
said Section 12, thence South 26 rods to a point due West of beginning,
thence East to beginning, all in Township 29, Range 13 East.
(\$0.55 U. S. Revenue Stamps attached)

with the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And said
 parties of the first part do hereby covenant and agree that at the delivery hereof they are
 the lawful owners of the premises above granted, and seized of a good and indefeasible estate of in-
 heritance therein, free and clear of all incumbrances.

and that they will WARRANT AND DEFEND the same in the quiet peaceable possession of said parties
 of the second part, their heirs and assigns, forever, against all persons lawfully claiming the same.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands the
 day and year last above written.
Eli LaGree
Tillie LaGree
 Signed and delivered in the presence of

STATE OF KANSAS, WILSON COUNTY, ss.
 BE IT REMEMBERED, That on this 25th day of April, A. D. 1942, before
 me, a Notary Public in and for said County, came Eli LaGree and Tillie LaGree, his wife
 to me personally known to be the same persons who executed the foregoing instrument, and duly acknowledged the exe-
 cution of the same.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official
 seal, on the day and year last above written.
 My Notary Commission expires the 15th day of November, A. D. 1943
W. G. Fink, Notary Public.
 Address Fredonia, Kansas

AAH894

Entered in Transfer Record in my office this

10 day of April, A. D., 1991

County Clerk.

This 10th day of April, 1991

NEDRA SMITH, a single person,

CONVEYS AND WARRANTS TO
BETTY TAYLOR and EARLENE HUNZEKER

as JOINT TENANTS and not as tenants in common, with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either, all the following described REAL

ESTATE in the County of Wilson

and the State of Kansas, to-wit:

West Half of the Southwest Quarter of the Northwest Quarter (W/2 SW/4 NW/4) of Section Twelve (12) and beginning at the Northeast corner of said West Half of the Southwest Quarter of the Northwest Quarter (W/2 SW/4 NW/4) of Section Twelve (12), and running thence in a Northwesterly direction to a point 54 rods South of the Northwest corner of said Section Twelve (12), thence South 26 rods to a point due West of beginning, thence East to beginning, all in Township Twenty-nine (29), Range Thirteen East (13E); and

West Half of the Northeast Quarter (W/2 NE/4) of Section Twelve (12); also commencing at the Southwest corner of the Southeast Quarter (SE/4) of Section One (1), thence North 56 rods to the middle of Fall River, thence East 112 rods to the middle of Fall River, thence down Fall River to the South line of said Southeast Quarter (SE/4), thence West to the place of beginning; also the Southeast Quarter of the Northwest Quarter (SE/4 NW/4) of Section Twelve (12); also the East Half of the Southwest Quarter of the Northwest Quarter (E/2 SW/4 NW/4) of Section Twelve (12), all in Township Twenty-nine South (29S), Range Thirteen (13) East of the Sixth Principal Meridian, containing 174½ acres, more or less;

Subject, however, to a life estate in favor of grantor, which grantor expressly reserves unto herself for and during her natural life;

for the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration.

EXCEPT AND SUBJECT TO:

Easements and rights-of-way of record.

Dated April 10, 1991

STATE OF KANSAS, Wilson COUNTY, ss

BE IT REMEMBERED, That on this 10th day of April

A. D. 1991, before me, the undersigned, a Notary Public

in and for the County and State aforesaid, came NEDRA SMITH, a single person,

Nedra Smith
Nedra Smith

who is personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, the day and year last above written.

Judy Lambert
Judy Lambert Notary Public.

Term expires December 20, 1994

518
STATE OF Kansas }
Wilson County, } ss.

This instrument was filed for record on the
10 day of April, A. D., 1991,

at 3:30 o'clock P. M., and duly recorded

in book 158 of Deeds

at page 529.

Teresa A. Young
Teresa A Young Register of Deeds.

Fees, \$ 6.00

Deputy.

STATE OF KANSAS)
: SS. 134.
COUNTY OF WILSON)

Entered in Transfer Record in my office this
25 day of JAN, A.D., 1999.

This instrument was filed for record on the
25 day of January, A.D., 1999,
at 4:35 P.m., and duly recorded in
Book 171 of Deeds, at Page 191.

Maurine Burns
County Clerk MB

Teresa A. Young
Register of Deeds/Deputy
\$6.00 Teresa A. Young

QUIT CLAIM DEED

This 25th day of January, 1999

NEDRA SMITH, a single person,

QUIT CLAIMS TO

BETTY TAYLOR and EARLENE HUNZEKER

all the following described REAL ESTATE in the County of Wilson and the State of Kansas, to-wit:

West Half of the Southwest Quarter of the Northwest Quarter (W/2 SW/4 NW/4) of Section Twelve (12) and beginning at the Northeast corner of said West Half of the Southwest Quarter of the Northwest Quarter (W/2 SW/4 NW/4) of Section Twelve (12), and running thence in a Northwesterly direction to a point 54 rods South of the Northwest corner of said Section Twelve (12), thence South 26 rods to a point due West of beginning, thence East to beginning, all in Township Twenty-nine (29), Range Thirteen East (13E); and

West Half of the Northeast Quarter (W/2 NE/4) of Section Twelve (12); also commencing at the Southwest corner of the Southeast Quarter (SE/4) of Section One (1), thence North 56 rods to the middle of Fall River, thence East 112 rods to the middle of Fall River, thence down Fall River to the South line of said Southeast Quarter (SE/4), thence West to the place of beginning; also the Southeast Quarter of the Northwest Quarter (SE/4 NW/4) of Section Twelve (12); also East Half of the Southwest Quarter of the Northwest Quarter (E/2 SW/4 NW/4) of Section Twelve (12), all in Township Twenty-nine South (29S), Range Thirteen (13) East of the Sixth Principal Meridian, containing 174½ acres, more or less;

WITHOUT CONSIDERATION.

Pursuant to K.S.A. 79-1437 a real estate validation questionnaire is not required due to exception no. 4

Nedra Smith
NEDRA SMITH

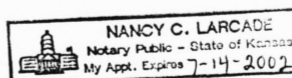
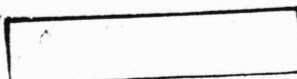
STATE OF KANSAS)
: SS.
COUNTY OF)

BE IT REMEMBERED, That on this 25th day of January, 1999, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came NEDRA SMITH, a single person, who are personally known to me to be the same person who executed the within instrument of writing; and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year last above written.

Nancy C. Larcade
Notary Public

My Appointment Expires:
7-14-2002
(SEAL)



134.

171 d 191

1/25/99

KANSAS QUITCLAIM DEED

On this 20th day of January, 2015,

Earlene Hunzeker, a single person

("Grantor") **QUITCLAIMS** to

Earlene Hunzeker

("Grantee") all of the Grantor's undivided one-half (1/2) interest in and to the following-described real estate in Wilson County, Kansas:

✓ **West Half of the Southwest Quarter of the Northwest Quarter (W/2 SW/4 NW/4) of Section Twelve (12) and beginning at the Northeast corner of said West Half of the Southwest Quarter of the Northwest Quarter (W/2 SW/4 NW/4) of Section Twelve (12), and running thence in a Northwesterly direction to a point 54 rods South of the Northwest corner of said Section Twelve (12), thence South 26 rods to a point due West of beginning, thence East to beginning, all in Township Twenty-nine (29), Range Thirteen East (13E); and**

✓ **West Half of the Northeast Quarter (W/2 NE/4) of Section Twelve (12); also commencing at the Southwest corner of the Southeast Quarter (SE/4) of Section One (1), thence North 56 rods to the middle of Fall River, thence East 112 rods to the middle of Fall River, thence down Fall River to the South line of said Southeast Quarter (SE/4), thence West to the place of beginning; also the Southeast Quarter of the Northwest Quarter (SE/4 NW/4) of Section Twelve (12); also East Half of the Southwest Quarter of the Northwest Quarter (E/2 SW/4 NW/4) of Section Twelve (12), all in Township Twenty-nine South (29S), Range Thirteen (13) East of the Sixth Principal Meridian;**

for the sum of One Dollar (\$1.00) and other good and valuable consideration.

SUBJECT TO: Easements, rights-of-ways and restrictions of record.

It is the express purpose of this Deed, and the intention of the Grantor, to hereby sever the estate in joint tenancy which arose under Joint Tenancy Deed dated April 10, 1991, recorded in Book 158, Page 529, in the Office of the Register of Deeds of Wilson County, Kansas.

1/26/2015

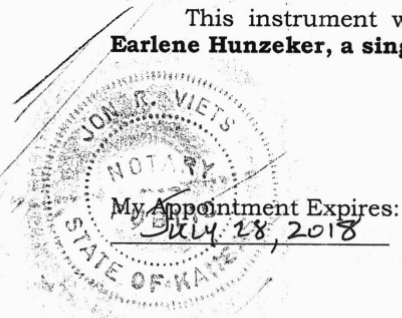
376@532

IN WITNESS WHEREOF this instrument is executed by the Grantor the day and year first above written.


EARLENE HUNZEKER

STATE OF KANSAS)
) SS:
COUNTY OF MONTGOMERY)

This instrument was acknowledged before me on January 20th, 2015, by
Earlene Hunzeker, a single person.




NOTARY PUBLIC JON R. VIETS

**Pursuant to K.S.A. 79-1437e, a real estate validation
questionnaire is not required due to Exception No. 12.**

Entered in Transfer Record in my
office this 6th day of March 2015
Rhonda Willard
County Clerk

Wilson County Register of Deeds
Book: 377 Page: 209
Receipt #: 25861
Pages Recorded: 2
Total Fees: \$12.00
HTF: \$2.00
Clerk Tech: \$1.00
Rod Tech: \$4.00
Treas Tech: \$1.00
Date Recorded: 3/6/2015 10:24:08 AM
Connie O'Neill 20.00

WARRANTY DEED

On this 2nd day of March, 2015, **Earlene Hunzeker, a single person**
("Grantor") CONVEYS AND WARRANTS to **Feyn M. Baker and Tamberly S. Baker,**
husband and wife ("Grantees") as **JOINT TENANTS** and not as tenants in common,
with full rights of survivorship, the estate conveyed to vest in the survivor in the event
of the death of either, the Grantor's UNDIVIDED ONE-HALF (1/2) INTEREST in and to
the following-described real estate in Wilson County, Kansas, to wit:

West Half of the Southwest Quarter of the Northwest Quarter (W/2 SW/4 NW/4) of Section Twelve (12) and beginning at the Northeast corner of said West Half of the Southwest Quarter of the Northwest Quarter (W/2 SW/4 NW/4) of Section Twelve (12), and running thence in a Northwesterly direction to a point 54 rods South of the Northwest corner of said Section Twelve (12), thence South 26 rods to a point due West of beginning, thence East to beginning, all in Township Twenty-nine (29), Range Thirteen East (13E); and

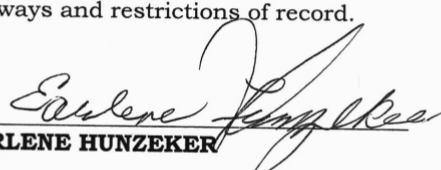
West Half of the Northeast Quarter (W/2 NE/4) of Section Twelve (12); also commencing at the Southwest corner of the Southeast Quarter (SE/4) of Section One (1), thence North 56 rods to the middle of Fall River, thence East 112 rods to the middle of Fall River, thence down Fall River to the South line of said Southeast Quarter (SE/4), thence West to the place of beginning; also the Southeast Quarter of the Northwest Quarter (SE/4 NW/4) of Section Twelve (12); also East Half of the Southwest Quarter of the Northwest Quarter (E/2 SW/4 NW/4) of Section Twelve (12), all in Township Twenty-nine South (29S), Range Thirteen (13) East of the Sixth Principal Meridian;

for the sum of One Dollar (\$1.00) and other good and valuable consideration.

3/6/2015

377@209

SUBJECT TO: Easements, rights-of-ways and restrictions of record.


EARLENE HUNZEKER

STATE OF KANSAS)
) SS:
COUNTY OF MONTGOMERY)

This instrument was acknowledged before me on March 2ND, 2015, by
Earlene Hunzeker, a single person.



My Appointment Expires:

July 28, 2018


NOTARY PUBLIC JON R. VIETZ

8/31/2015

Entered in Transfer Record in my
office this 31st day of Aug 2015
Theronda Willard
County Clerk

Wilson County Register of Deeds
Book: 380 Page: 340
Receipt #: 26715
Pages Recorded: 2

Total Fees: \$12.00
HTF: \$2.00
Clerk Tech: \$1.00
Rod Tech: \$4.00
Treas Tech: \$1.00

Date Recorded: 8/31/2015 10:04:42 AM

Connie O'Neill

The space above is reserved for REGISTER OF DEEDS

DEED-(Quit Claim)

This Indenture, made this 25th day of August, 2015, between GRANTOR/SELLER
BETTY M. TAYLOR and TOMMY R. TAYLOR, her husband,
of Sedgwick County, in the State of Kansas, of the first part, and GRANTEE/BUYER
TOMMY R. TAYLOR and BETTY M. TAYLOR, Trustees, or their
successors in trust, under the TOMMY R. & BETTY M. TAYLOR
LIVING TRUST, dated July 2, 2015, and any amendments thereto.

WITNESSETH, that said party of the first part, in consideration of the sum of \$0 Exempt from Sales
Validation Questionnaire pursuant to K.S.A. 1991 Suppl. 79-1437e(7) DOLLARS, the receipt of
which is hereby acknowledged, do by these presents, remise, release and quit claim, unto said party
of the second part, all the following described real estate situated in the County of Wilson and State
of Kansas, which represents the Grantors' undivided one-half (1/2) interest as Tenant in Common in
said property, to-wit:

See Exhibit "A" attached

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements,
hereditaments, and appurtenances thereto belonging or in anywise appertaining, forever.

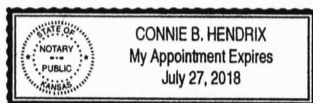
IN WITNESS WHEREOF, the said party of the first part has hereunto set their hand the
day and year first above written.

Betty M. Taylor
BETTY M. TAYLOR

Tommy R. Taylor
TOMMY R. TAYLOR

STATE OF KANSAS, SEDGWICK COUNTY, ss:

The foregoing instrument was acknowledged before me this 25th day of August, 2015, by BETTY M.
TAYLOR and TOMMY R. TAYLOR, her husband, who appeared before me.



Connie B. Hendrix
Notary Public

After recording, please return to Robert G. Martin,
300 W. Douglas, Ste. 430, Wichita, KS 67202.

Reserved for REGISTER OF DEEDS

380@340

EXHIBIT "A"

West Half of the Southwest Quarter of the Northwest Quarter (W/2 SW/4 NW/4) of Section Twelve (12) and beginning at the Northeast corner of said West Half of the Southwest Quarter of the Northwest Quarter (W/2 SW/4 NW/4) of Section twelve (12), and running thence in a Northwesterly direction to a point 54 rods South of the Northwest corner of said Section Twelve (12), thence South 26 rods to a point due West of beginning, thence East to beginning, all in Township Twenty-nine (29), Range Thirteen East (13E); and

West Half of the Northeast Quarter (W/2 NE/4) of Section Twelve (12); also commencing at the Southwest corner of the Southeast Quarter (SE/4) of Section One (1), thence North 56 rods to the middle of Fall River, thence East 112 rods to the middle of Fall River, thence down Fall River to the South line of said Southeast Quarter (SE/4), thence West to the place of beginning; also the Southeast Quarter of the Northwest Quarter (SE/4 NW/4) of Section Twelve (12); also East Half of the Southwest Quarter of the Northwest Quarter (E/2 SW/4 NW/4) of Section Twelve (12), all in Township Twenty-nine South (29S), Range Thirteen (13) East of the Sixth Principal Meridian; all in Wilson County, Kansas.

Real Estate Information



This database was last updated on 7/14/2020 at 4:15 AM

[Return to County Website](#) | [Log Out](#)

Parcel Details for 103-151-01-0-00-00-008.00-0 - Printer Friendly Version
 Quick Reference #: R6715

Owner Information	
Owner's Name (Primary):	TAYLOR TOMMY & BETTY TRUST ETAL
Mailing Address:	3698 S 1100 Rd Fredonia, KS 66736
Owner's Name:	BAKER, FEYN M & TAMBERLY S
Mailing Address:	3698 1100 Rd Fredonia, KS 66736

Property Address	
Address:	0 1200 Rd Fredonia, KS 66736

General Property Information	
Property Class:	Agricultural Use - A
Living Units:	
Zoning:	
Neighborhood:	500.3-SW4 OUTSIDE CITY LIMITS
Taxing Unit:	047

Deed Information	
Document #	Document Link
360-340	
377-209	
376-532	

Neighborhood / Tract Information			
Neighborhood:	500.3-SW4 OUTSIDE CITY LIMITS		
Tract:	Section: 01 Township: 29 Range: 13		
Tract Description:	S01, T29, R13, ACRES 31.1, BEG SW/C SE4 N TO RIV ELY 440' E 1230' TO RIV SLY ALG RIV 1000' W TO POB EXC R/W		
Acres:	31.10		
Market Acres:	0.00		

Land Based Classification System	
Function:	Farming / ranch land (no improvements)
Activity:	Farming, plowing, tilling, harvesting, or related activities
Ownership:	Private-fee simple
Site:	Dev Site - crops, grazing etc - no structures

Property Factors			
Topography:	Rolling - 4	Parking Type:	None - 0
Utilities:	None - 8	Parking Quantity:	None - 0
Access:	Landlocked/None - 5	Parking Proximity:	Far - 0
Fronting:	None - 0	Parking Covered:	
Location:	Neighborhood or Spot - 6	Parking Uncovered:	

Appraised Values				
Tax Year	Property Class	Land	Building	Total
2020	Agricultural Use - A	9,120	00	9,120

Market Land Information
[Information Not Available]

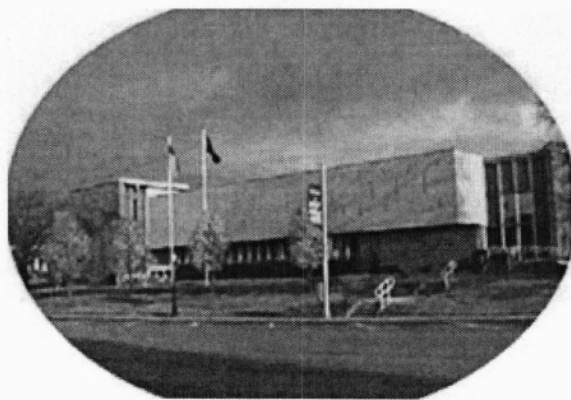
Residential Information [Information Not Available]	
Residential Information [Information Not Available]	
Commercial Information [Information Not Available]	
Other Building Improvement Information [Information Not Available]	

Agricultural Information				
Agricultural Land				
Land Type: Dry Land - DR	Irrig. Type:	Adjust Code:	Use Value: 2,810	
Acres: 10.20	Well Depth:	Govt. Prgm:	Market Value: 23,460	
Soil Unit: 8201	Acre Feet:	Base Rate: 275		
	Acre Feet/Ac:	Adjust Rate: 275		
Land Type: Dry Land - DR	Irrig. Type:	Adjust Code:	Use Value: 790	
Acres: 3.80	Well Depth:	Govt. Prgm:	Market Value: 8,740	
Soil Unit: 8203	Acre Feet:	Base Rate: 209		
	Acre Feet/Ac:	Adjust Rate: 209		
Land Type: Dry Land - DR	Irrig. Type:	Adjust Code:	Use Value: 5,460	
Acres: 12.00	Well Depth:	Govt. Prgm:	Market Value: 27,600	
Soil Unit: 8302	Acre Feet:	Base Rate: 455		
	Acre Feet/Ac:	Adjust Rate: 455		
Land Type: Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 20	
Acres: 2.20	Well Depth:	Govt. Prgm:	Market Value: 3,740	
Soil Unit: WST	Acre Feet:	Base Rate: 10		
	Acre Feet/Ac:	Adjust Rate: 10		
Land Type: Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 10	
Acres: 1.40	Well Depth:	Govt. Prgm:	Market Value: 2,380	
Soil Unit: WST	Acre Feet:	Base Rate: 10		
	Acre Feet/Ac:	Adjust Rate: 10		
Land Type: Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 10	
Acres: 0.10	Well Depth:	Govt. Prgm:	Market Value: 170	
Soil Unit: WST	Acre Feet:	Base Rate: 10		
	Acre Feet/Ac:	Adjust Rate: 10		
Land Type: Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 10	
Acres: 0.60	Well Depth:	Govt. Prgm:	Market Value: 1,020	
Soil Unit: WST	Acre Feet:	Base Rate: 10		
	Acre Feet/Ac:	Adjust Rate: 10		
Land Type: Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 10	
Acres: 0.80	Well Depth:	Govt. Prgm:	Market Value: 1,360	
Soil Unit: WST	Acre Feet:	Base Rate: 10		
	Acre Feet/Ac:	Adjust Rate: 10		
Agricultural Land Summary				
Dry Land - DR Acres: 26.00	Total Land Acres: 31.10			
Native Grass - NG Acres: 5.10	Total Land Use Value: 9,120			
	Total Land Mkt Value: 68,470			

This parcel record was last updated on 7/14/2020 at 6 am.

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PROPERTY TAX INFORMATION



Database was last updated on 07/14/2020

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Tax Statement Details

Type	CAMA Number	Tax Identification
RL	151 01 0 00 00 008 00 0 01	047-FR0111
Owner ID	TAYL00104 TAYLOR TOMMY & BETTY TRUST ETA % BAKER, FEYN M & TAMBERLY S	
Taxpayer ID	TAYL00104 TAYLOR TOMMY & BETTY TRUST ETA % BAKER, FEYN M & TAMBERLY S	
1200	66736	
Subdivision	Invalid Code	Block
Tract 1	FR0111	Lot(s)
		Section1
		Township29
		Range13

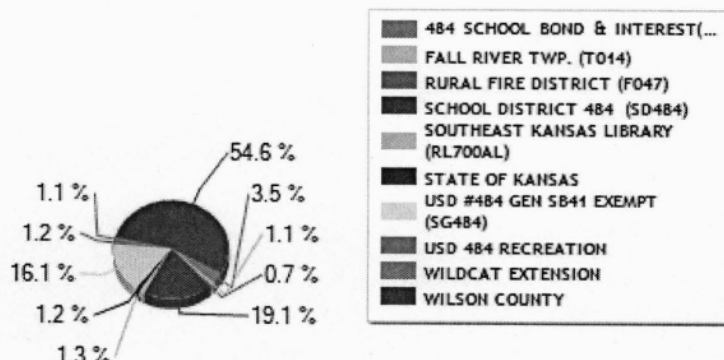
[Current Taxes](#)
[Current Real Estate Detail](#)
[GIS Map](#)
[Print Friendly Version](#)

Statement # 0004526

Details

Total Assessed Value:	\$2,766.00
Total Mill Levy:	124.28500
General Tax:	\$343.78
Specials:	\$0.00
Total Tax:	\$343.78
Received To Date:	\$343.78
Balance:	\$0.00
Interest To Date:	\$0.00
Fees:	\$0.00
Total Due:	\$0.00

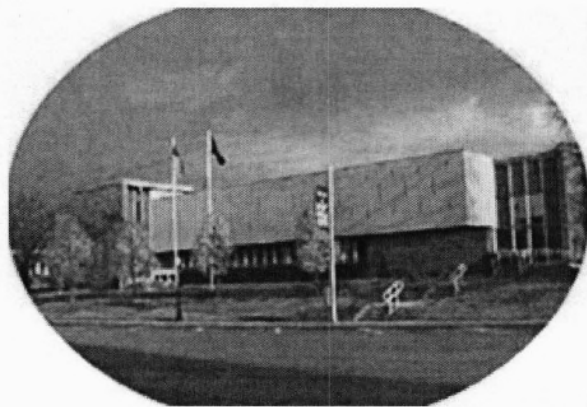
Taxes by Tax Districts



Receipt Information

Receipt #	Date	Tax Year	TaxInt/Fee
3225	12/20/2019	2019	\$343.78 \$0.00

PROPERTY TAX INFORMATION



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Tax History Information

Type RL **CAMA Number** 151 01 0 00 00 008 00 0 01 **Tax Identification** 047-FR0111

Owner ID TAYL00104 TAYLOR TOMMY & BETTY TRUST ETA % BAKER, FEYN M & TAMBERLY S

Taxpayer ID TAYL00104 TAYLOR TOMMY & BETTY TRUST ETA % BAKER, FEYN M & TAMBERLY S

1200 66736

[Current Taxes](#)
[Current Real Estate Detail](#)
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Subdivision Invalid Code **Block** **Lot (s)** **Section1** **Township29** **Range13**

Tract 1 FR0111

Year	Owner ID	Statement #	Line #	Warrant #	Specials Description	Specials Payoff	1st Half Due	2nd Half Due	Total Due*	1st Half Paid	2nd Half Paid
<u>2018</u>	TAYL00104	0009444	001			0.00	167.59	167.59	0.00	Yes	Yes
<u>2017</u>	TAYL00104	0002018	001			0.00	159.39	159.39	0.00	Yes	Yes
<u>2016</u>	TAYL00104	0004515	001			0.00	142.81	142.81	0.00	Yes	Yes
<u>2015</u>	TAYL00104	0004509	001			0.00	122.38	122.38	0.00	Yes	Yes
<u>2014</u>	TAYL00068	0017132	001			0.00	110.72	110.72	0.00	Yes	Yes
<u>2013</u>	TAYL00068	0016783	001			0.00	98.05	98.05	0.00	Yes	Yes
<u>2012</u>	TAYL00004	0016752	001			0.00	93.83	93.83	0.00	Yes	Yes
<u>2011</u>	TAYL00004	0017114	001			0.00	81.34	81.34	0.00	Yes	Yes
<u>2010</u>	TAYL00003	0001508	001			0.00	73.34	73.34	0.00	Yes	Yes
<u>2009</u>	TAYL00003	0018523	001			0.00	70.59	70.59	0.00	Yes	Yes
<u>2008</u>	TAYL00006	0017236	001			0.00	82.89	82.89	0.00	Yes	Yes
<u>2007</u>	TAYL00006	0014551	001			0.00	90.02	90.02	0.00	Yes	Yes
<u>2006</u>	TAYL00006	0012784	001			0.00	98.24	98.24	0.00	Yes	Yes
<u>2005</u>	TAYL00005	0006285	001			0.00	104.38	104.38	0.00	Yes	Yes

Click on underlined tax year to see payment detail.

* - Does not include all interest, penalties and fees.

For delinquent tax pay off amount contact Wilson County Treasurer 615 Madison, Rm 105 Fredonia, KS 66736 Phone 620-378-2775.

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Real Estate Information



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Parcel Details for 103-151-12-0-00-00-003.00-0 - Printer Friendly Version

Quick Reference #: R6736

Owner Information	
Owner's Name (Primary):	TAYLOR TOMMY & BETTY TRUST ETAL
Mailing Address:	3698 S 1100 Rd Fredonia, KS 66736
Owner's Name:	BAKER, FEYN M & TAMBERLY S
Mailing Address:	3698 1100 Rd Fredonia, KS 66736
Property Address	
Address:	2242 1150 Rd Fredonia, KS 66736
General Property Information	
Property Class:	Farm Homesite - F
Living Units:	
Zoning:	
Neighborhood:	500.3-SW4 OUTSIDE CITY LIMITS
Taxing Unit:	047
Deed Information	
Document #	Document Link
380-340	
377-209	
376-532	

Neighborhood / Tract Information			
Neighborhood:	500.3-SW4 OUTSIDE CITY LIMITS		
Tract:	Section: 12 Township: 29 Range: 13		
Tract Description:	S12, T29, R13, ACRES 135.3, W2 NE4 & SE4 NW4 & E2 SW4 NW4 EXC R/W		
Acres:	135.30		
Market Acres:	0.20		

Land Based Classification System	
Function:	Support structures for farming / ranching operations
Activity:	Farming, plowing, tilling, harvesting, or related activities
Ownership:	Private-fee simple
Site:	Dev Site - crops, grazing etc - with structures

Property Factors			
Topography:	Level - 1; Rolling - 4	Parking Type:	Off Street - 1
Utilities:	Public Water - 3; Septic - 6	Parking Quantity:	Abundant - 3
Access:	Semi Improved Road - 2	Parking Proximity:	On Site - 3
Fronting:	Secondary Street - 3	Parking Covered:	
Location:	Neighborhood or Spot - 6	Parking Uncovered:	

Appraised Values				
Tax Year	Property Class	Land	Building	Total
2020	Farm Homesite - F	2,120	00	2,120
2020	Agricultural Use - A	26,140	1,950	28,090

Market Land Information					
Type	Method	Area or Acres	Eff. Frontage	Eff. Depth	Est. Value
Regular Lot - 1	Acre	0.20			00
Influence #1:		Influence #2:		Influence Override:	
Factor:		Factor:		Depth Factor:	

Residential Information [Information Not Available]

Residential Information [Information Not Available]

Commercial Information [Information Not Available]

Other Building Improvement Information

																			Dimensions		Phys				RCN			
Occup	MS Class	Rank	Quantity	Year Built	Effective Year	LBCS	Area	Perim	Hgt	(L x W)	Stories	Cond	Func	Econ	Ovr %	Reason	LD	% Good	MS Value									
Tool Shed	D	LO-	1	1960			192	56	8	16 x 12	1	PR	FR				1413	5	70									
Components																												
Code	Code Description						Units		Percentage %		Area		Other		Rank		Year											
910							100																					
Farm Utility Storage Shed	P	EX+	1	1940			240	44	8	20 x 12	1	PR	FR				2172	11	240									
Components																												
Code	Code Description						Units		Percentage %		Area		Other		Rank		Year											
918							100																					
649																												
Tool Shed	D	AV	1	1930			320	72	8	20 x 16	1	FR	AV				4931	6	300									
Components																												
Code	Code Description						Units		Percentage %		Area		Other		Rank		Year											
910							100																					
Tool Shed	D	FR	1	1930			480	92	8	30 x 16	1	PR	FR				4287	5	210									
Components																												
Code	Code Description						Units		Percentage %		Area		Other		Rank		Year											
910							100																					
Farm Utility Building	P	AV+	1	1962			960	124	10	32 x 30	1	AV	AV				12778	7	890									
Components																												
Code	Code Description						Units		Percentage %		Area		Other		Rank		Year											
918							100																					
649																												
Tool Shed	D	FR	1	1950			448	92	8	32 x 14	1	PR	FR				4117	5	210									
Components																												
Code	Code Description						Units		Percentage %		Area		Other		Rank		Year											
910							100																					

Agricultural Information

Agricultural Land

Land Type:	Dry Land - DR	Irrig. Type:		Adjust Code:		Use Value:	1,050
Acres:	3.80	Well Depth:		Govt. Prgm:		Market Value:	8,740
Soil Unit:	8201	Acre Feet:		Base Rate:	275		
		Acre Feet/Ac:		Adjust Rate:	275		
Land Type:	Dry Land - DR	Irrig. Type:		Adjust Code:		Use Value:	520
Acres:	1.90	Well Depth:		Govt. Prgm:		Market Value:	4,370
Soil Unit:	8201	Acre Feet:		Base Rate:	275		
		Acre Feet/Ac:		Adjust Rate:	275		
Land Type:	Dry Land - DR	Irrig. Type:		Adjust Code:		Use Value:	280
Acres:	1.00	Well Depth:		Govt. Prgm:		Market Value:	2,300
Soil Unit:	8201	Acre Feet:		Base Rate:	275		
		Acre Feet/Ac:		Adjust Rate:	275		
Land Type:	Dry Land - DR	Irrig. Type:		Adjust Code:		Use Value:	15,320
Acres:	73.30	Well Depth:		Govt. Prgm:		Market Value:	168,590
Soil Unit:	8203	Acre Feet:		Base Rate:	209		
		Acre Feet/Ac:		Adjust Rate:	209		
Land Type:	Dry Land - DR	Irrig. Type:		Adjust Code:		Use Value:	3,660
Acres:	17.50	Well Depth:		Govt. Prgm:		Market Value:	40,250
Soil Unit:	8203	Acre Feet:		Base Rate:	209		
		Acre Feet/Ac:		Adjust Rate:	209		
Land Type:	Dry Land - DR	Irrig. Type:		Adjust Code:		Use Value:	2,240
Acres:	10.70	Well Depth:		Govt. Prgm:		Market Value:	24,610
Soil Unit:	8203	Acre Feet:		Base Rate:	209		
		Acre Feet/Ac:		Adjust Rate:	209		
Land Type:	Dry Land - DR	Irrig. Type:		Adjust Code:		Use Value:	50
Acres:	0.10	Well Depth:		Govt. Prgm:		Market Value:	230
Soil Unit:	8302	Acre Feet:		Base Rate:	455		
		Acre Feet/Ac:		Adjust Rate:	455		
Land Type:	Native Grass - NG	Irrig. Type:		Adjust Code:		Use Value:	600
Acres:	4.20	Well Depth:		Govt. Prgm:		Market Value:	7,140
Soil Unit:	8203	Acre Feet:		Base Rate:	144		
		Acre Feet/Ac:		Adjust Rate:	144		
Land Type:	Native Grass - NG	Irrig. Type:		Adjust Code:		Use Value:	2,420
Acres:	22.60	Well Depth:		Govt. Prgm:		Market Value:	38,420
Soil Unit:	8628	Acre Feet:		Base Rate:	107		
		Acre Feet/Ac:		Adjust Rate:	107		

Agricultural Land Summary

PROPERTY TAX INFORMATION



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Tax Statement Details

Type	CAMA Number	Tax Identification
RL	151 12 0 00 00 003 00 0 01	047-FR0138
Owner ID	TAYL00104	TAYLOR TOMMY & BETTY TRUST ETA % BAKER, FEYN M & TAMBERLY S
Taxpayer ID	TAYL00104	TAYLOR TOMMY & BETTY TRUST ETA % BAKER, FEYN M & TAMBERLY S
2242 1150		66736
Subdivision	Invalid Code	Block Lot(s) Section12 Township29 Range 13
Tract 1 FR0138		

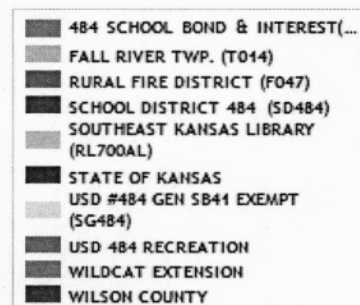
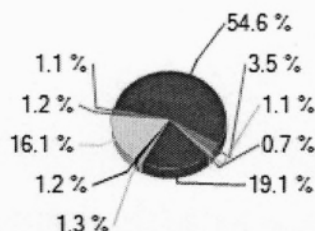
[Current Taxes](#)
[Current Real Estate Detail](#)
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Statement # 0004546

Details

Total Assessed Value:	\$8,666.00
Total Mill Levy:	124.28500
General Tax:	\$1,072.20
Specials:	\$0.00
Total Tax:	\$1,072.20
Received To Date:	\$1,072.20
Balance:	\$0.00
Interest To Date:	\$0.00
Fees:	\$0.00
Total Due:	\$0.00

Taxes by Tax Districts



Receipt Information

Receipt #	Date	Tax Year	TaxInt/Fee
3225	12/20/2019	2019	\$1,072.20 \$0.00

PROPERTY TAX INFORMATION



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Tax History Information

Type CAMA Number Tax Identification
 RL 151 12 0 00 00 003 00 0 01 047-FR0138

Owner ID TAYL00104 TAYLOR TOMMY & BETTY TRUST ETA % BAKER, FEYN M & TAMBERLY S

Taxpayer ID TAYL00104 TAYLOR TOMMY & BETTY TRUST ETA % BAKER, FEYN M & TAMBERLY S

2242 1150 66736

Subdivision Invalid Code Block Lot (s) Section 12 Township 29 Range 13

Tract 1 FR0138

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Year	Owner ID	Statement #	Line #	Warrant #	Specials Description	Specials Payoff	1st Half Due	2nd Half Due	Total Due*	1st Half Paid	2nd Half Paid
<u>2018</u>	TAYL00104	0009549	001			0.00	568.60	568.60	0.00	Yes	Yes
<u>2017</u>	TAYL00104	0002123	001			0.00	553.17	553.17	0.00	Yes	Yes
<u>2016</u>	TAYL00104	0004535	001			0.00	499.78	499.78	0.00	Yes	Yes
<u>2015</u>	TAYL00104	0004529	001			0.00	430.52	430.52	0.00	Yes	Yes
<u>2014</u>	TAYL00068	0017133	001			0.00	398.07	398.07	0.00	Yes	Yes
<u>2013</u>	TAYL00068	0016784	001			0.00	354.01	354.01	0.00	Yes	Yes
<u>2012</u>	TAYL00004	0016753	001			0.00	347.41	347.41	0.00	Yes	Yes
<u>2011</u>	TAYL00004	0017115	001			0.00	307.97	307.97	0.00	Yes	Yes
<u>2010</u>	TAYL00003	0001509	001			0.00	285.05	285.05	0.00	Yes	Yes
<u>2009</u>	TAYL00003	0018524	001			0.00	274.47	274.47	0.00	Yes	Yes
<u>2008</u>	TAYL00006	0017237	001			0.00	323.47	323.47	0.00	Yes	Yes
<u>2007</u>	TAYL00006	0014552	001			0.00	340.19	340.19	0.00	Yes	Yes
<u>2006</u>	TAYL00006	0012785	001			0.00	374.23	374.23	0.00	Yes	Yes
<u>2005</u>	TAYL00005	0006286	001			0.00	391.14	391.14	0.00	Yes	Yes

Click on underlined tax year to see payment detail.

* - Does not include all interest, penalties and fees.

For delinquent tax pay off amount contact Wilson County Treasurer 615 Madison, Rm 105 Fredonia, KS 66736 Phone 620-378-2775.

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Real Estate Information



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Parcel Details for 103-151-12-0-00-005.00-0 - Printer Friendly Version

Quick Reference #: R6738

Owner Information	
Owner's Name (Primary):	TAYLOR TOMMY & BETTY TRUST ETAL
Mailing Address:	3698 S 1100 Rd Fredonia, KS 66736
Owner's Name:	BAKER, FEYN M & TAMBERLY S
Mailing Address:	3698 1100 Rd Fredonia, KS 66736
Property Address	
Address:	0 Barber Rd Fredonia, KS 66736
General Property Information	
Property Class:	Agricultural Use - A
Living Units:	
Zoning:	
Neighborhood:	500.3-SW4 OUTSIDE CITY LIMITS
Taxing Unit:	047
Deed Information	
Document #	Document Link
380-340	
377-209	
376-532	

Neighborhood / Tract Information				
Neighborhood:	500.3-SW4 OUTSIDE CITY LIMITS			
Tract:	Section: 12 Township: 29 Range: 13			
Tract Description:	S12, T29, R13, ACRES 21.8, W2 SW4 NW4 & BEG NE/C W2 SW4 NW4 NWLY TO PT 891' S NW/C NW4 S 429' E TO POB EXC R/W			
Acres:	21.80			
Market Acres:	0.00			
Land Based Classification System				
Function:	Farming / ranch land (no improvements)			
Activity:	Farming, plowing, tilling, harvesting, or related activities			
Ownership:	Private-fee simple			
Site:	Dev Site - crops, grazing etc - no structures			
Property Factors				
Topography:	Steep - 5	Parking Type:	Off Street - 1	
Utilities:	None - 8	Parking Quantity:	Abundant - 3	
Access:	Semi Improved Road - 2	Parking Proximity:	On Site - 3	
Fronting:	Secondary Street - 3	Parking Covered:		
Location:	Neighborhood or Spot - 6	Parking Uncovered:		
Appraised Values				
Tax Year	Property Class	Land	Building	Total
2020	Agricultural Use - A	2,330	00	2,330
Market Land Information [Information Not Available]				

Residential Information [Information Not Available]			
Residential Information [Information Not Available]			
Commercial Information [Information Not Available]			
Other Building Improvement Information [Information Not Available]			
Agricultural Information			
Agricultural Land			
Land Type:	Native Grass - NG	Irrig. Type:	Adjust Code:
Acres:	4.20	Well Depth:	Govt. Prgm:
Soil Unit:	6970	Acre Feet:	Base Rate: 107
		Acre Feet/Ac:	Adjust Rate: 107
Land Type:	Native Grass - NG	Irrig. Type:	Adjust Code:
Acres:	17.60	Well Depth:	Govt. Prgm:
Soil Unit:	8628	Acre Feet:	Base Rate: 107
		Acre Feet/Ac:	Adjust Rate: 107
Agricultural Land Summary			
Native Grass - NG Acres: 21.80		Total Land Acres:	21.80
		Total Land Use Value:	2,330
		Total Land Mkt Value:	37,060

<
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This parcel record was last updated on 7/14/2020 at 6 am.

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PROPERTY TAX INFORMATION



Database was last updated on 07/14/2020

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Tax Statement Details

Type	CAMA Number	Tax Identification
RL	151 12 0 00 00 005 00 0 01	047-FR0140
Owner ID	TAYL00104	TAYLOR TOMMY & BETTY TRUST ETA % BAKER, FEYN M & TAMBERLY S
Taxpayer ID	TAYL00104	TAYLOR TOMMY & BETTY TRUST ETA % BAKER, FEYN M & TAMBERLY S
BARBER		66736
Subdivision	Invalid Code	Block Lot(s) Section12 Township29 Range13
Tract 1	FR0140	

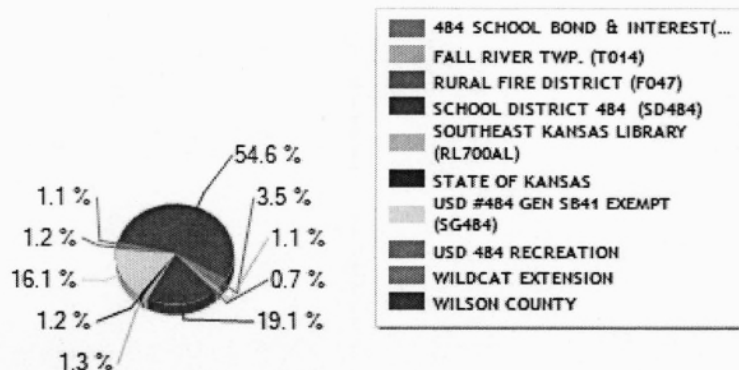
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[Current Real Estate Detail](#)
[GIS Map](#)
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Statement # 0004547

Details

Total Assessed Value:	\$654.00
Total Mill Levy:	124.28500
General Tax:	\$81.28
Specials:	\$0.00
Total Tax:	\$81.28
Received To Date:	\$81.28
Balance:	\$0.00
Interest To Date:	\$0.00
Fees:	\$0.00
Total Due:	\$0.00

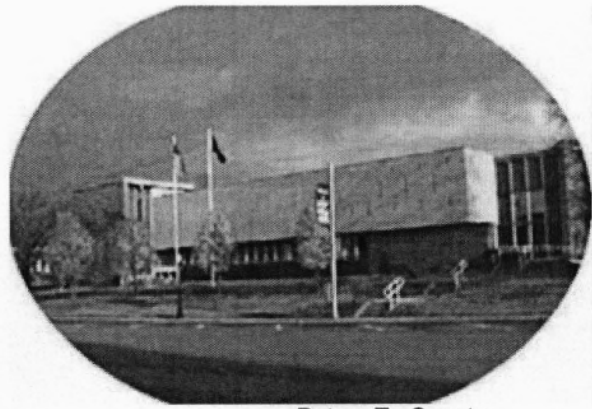
Taxes by Tax Districts



Receipt Information

Receipt #	Date	Tax Year	TaxInt/Fee
3225	12/20/2019	2019	\$81.28 \$0.00

PROPERTY TAX INFORMATION



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Tax History Information

Type RL **CAMA Number** 151 12 0 00 00 005 00 0 01 **Tax Identification** 047-FR0140

Owner ID TAYL00104 TAYLOR TOMMY & BETTY TRUST ETA % BAKER, FEYN M & TAMBERLY S

Taxpayer ID TAYL00104 TAYLOR TOMMY & BETTY TRUST ETA % BAKER, FEYN M & TAMBERLY S

BARBER 66736

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Subdivision Invalid Code **Block** **Lot (s)** **Section** 12 **Township** 29 **Range** 13

Tract 1 FR0140

Year	Owner ID	Statement #	Line #	Warrant #	Specials Description	Specials Payoff	1st Half Due	2nd Half Due	Total Due*	1st Half Paid	2nd Half Paid
<u>2018</u>	TAYL00104	0009550	001			0.00	36.06	36.06	0.00	Yes	Yes
<u>2017</u>	TAYL00104	0002124	001			0.00	33.08	33.08	0.00	Yes	Yes
<u>2016</u>	TAYL00104	0004536	001			0.00	28.60	28.60	0.00	Yes	Yes
<u>2015</u>	TAYL00104	0004530	001			0.00	24.16	24.16	0.00	Yes	Yes
<u>2014</u>	TAYL00068	0017134	001			0.00	20.51	20.51	0.00	Yes	Yes
<u>2013</u>	TAYL00068	0016785	001			0.00	17.46	17.46	0.00	Yes	Yes
<u>2012</u>	TAYL00004	0016754	001			0.00	15.52	15.52	0.00	Yes	Yes
<u>2011</u>	TAYL00004	0017116	001			0.00	10.73	10.73	0.00	Yes	Yes
<u>2010</u>	TAYL00003	0001510	001			0.00	10.46	10.46	0.00	Yes	Yes
<u>2009</u>	TAYL00003	0018525	001			0.00	11.79	11.79	0.00	Yes	Yes
<u>2008</u>	TAYL00006	0017238	001			0.00	15.47	15.47	0.00	Yes	Yes
<u>2007</u>	TAYL00006	0014553	001			0.00	14.18	14.18	0.00	Yes	Yes
<u>2006</u>	TAYL00006	0012786	001			0.00	16.65	16.65	0.00	Yes	Yes
<u>2005</u>	TAYL00005	0006287	001			0.00	18.35	18.35	0.00	Yes	Yes

Click on underlined tax year to see payment detail.

* - Does not include all interest, penalties and fees.

For delinquent tax pay off amount contact Wilson County Treasurer 615 Madison, Rm 105 Fredonia, KS 66736 Phone 620-378-2775.

[Back To Search Results](#)

[Back To Search Criteria](#)

RIGHT OF WAY EASEMENT

NEDRA SMITH, ET VIR
TO
WILSON COUNTY, KANSAS

THIS INDENTURE, made this 6th day of May in the year of our Lord, One Thousand, Nine Hundred Forty-Nine between ROY SMITH AND NEDRA SMITH, HUSBAND and WIFE parties of the first part, and WILSON COUNTY, KANSAS, party of the second part.

WITNESSETH, That the said parties of the first part, for and in the consideration of the sum of One hundred Thirty-Four Dollars to them duly paid, do by these presents remise, release and quit claim to the said party of the second part an easement and right-of-way for the construction of a public road over, across, covering, and embracing the following described land situated in Wilson County, Kansas, to-wit:

A parcel of land lying in the NW $\frac{1}{4}$ and in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 12-T29S-R13E, described by the following metes and bounds: Beginning at the SW corner of the NW $\frac{1}{4}$ of Section 12; Thence North 1754 feet; Thence East 35 feet; Thence South 1465.4 feet; Thence Southerly Southeasterly and Easterly on a curve to the left, the radius of which is 252.9 feet, for a distance of 396 feet to a point 288 feet East and 35 feet North of the point of beginning. Thence East 903.9 feet; Thence North 5 feet; Thence East 400 feet; Thence South 5 feet; Thence East 2390 feet; Thence South 35 feet to the SE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 12; Thence West 3982.5 feet to the place of beginning. Saving and excepting the right-of-way of the present road and containing 2.21 acres more or less.

Also a parcel of land in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 12-T29S-R13E, to be used temporarily by Second Party as a borrow pit to obtain dirt for road construction. Said parcel being described by the following metes and bounds: Beginning at the SE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 12; Thence West 200 feet; Thence North 100 feet; Thence East 200 feet; Thence South 100 feet to the place of beginning. Saving and excepting the road right-of-way as described above and containing 0.3 acres more or less. Title to said borrow pit tract to revert to grantor when the road construction has been completed, but not later than three years after this date.

TO HAVE AND TO HOLD all the above described and conveyed property unto the party of the second part and its successors in interest, so long as the same is used as a Public Highway forever subject, however, to all existing rent contracts agreements for sale or lease and the rights of occupants in the herein described land.

Title to revert to the grantors herein, their successors or assigns, if, and when, the Public Road occupying the herein described land shall be vacated.

IN WITNESS WHEREOF, the said parties of the first part, have hereunto set their hands and seals the day and year first above written.

Nedra Smith (SEAL) (SEAL)
Roy Smith (SEAL) (SEAL)

STATE OF KANSAS, WILSON COUNTY-ss.

BE IT REMEMBERED, that on this 7th day of May A.D. Nineteen Hundred and Forty-Nine before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Nedra Smith and Roy Smith who are personally known to me to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand affixed my Official Seal, the day and year last above written.

(SEAL) Notary Commission expires April 22, 1953.

Wm. S. Hill -
Fredonia, Kansas.

Filed for record May 25, 1949 at 9 A.M. -

Wm. S. Hill
Register of Deeds

50 /
Form FHA-KS 442-5
(Rev. 2-17-65)

UNITED STATES DEPARTMENT OF AGRICULTURE
FARMERS HOME ADMINISTRATION

RIGHT-OF-WAY EASEMENT

1036
STATE OF KANSAS, WILSON COUNTY
F FOR RECORD THIS 31 DAY
OF May 19 77 AT 9:40
O'CLOCK A. M., AND RECORDED IN
BOOK 103 AT PAGE 634
Orlene Craver
5.00 REGISTER OF DEEDS

KNOW ALL MEN BY THESE PRESENTS, that Board of County Commissioners
hereinafter called Grantors, in consideration of one dollar (\$1.00) and other good and valuable consideration paid by
Rural Water District #13, hereinafter called the Grantee, the receipt and sufficiency of which is hereby acknowledged,
does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, a perpetual easement with the right to
erect, construct, install, and lay and thereafter use, operate, inspect, repair, maintain, replace and remove
water distribution pipeline system
over and across the following land owned by Grantor in Wilson County, State of Kansas
a strip of land 25' wide, adjacent to the county road right of way, along the west
side of a tract beg at northeast corner of the W/2 SW/4 NW/4 of Sec. 12, Twp. 29,
Range 13, and running thence in a northwesterly direction to a point 54 rods south of
the NW corner of said Sec. 12, thence south 26 rods to point due west of beginning,
thence east to beginning.

Together with the right of ingress and egress over Grantors' adjacent lands for the purposes for which the above-mentioned rights are granted.
~~The easement hereby granted shall not exceed ----- in width, the center line thereof to be located across said land as follows:~~

The consideration recited herein shall constitute payment in full for all damages sustained by Grantors by reason of the installation of the
structures referred to herein and the Grantee will maintain such easement in a state of good repair and efficiency so that no unreasonable
damages will result from its use of Grantors' premises. This Agreement together with other provisions of this grant shall constitute a
covenant running with the land for the benefit of the Grantee, its successors, and assigns. The Grantors covenant that they are the owners
of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

IN WITNESS WHEREOF the said Grantors have executed this instrument this 5-2 day of 1977
19 77
BOARD OF COUNTY COMMISSIONERS
WILSON COUNTY, KANSAS
Carl Eplee
Carl Eplee
Thomas V. Adams
Thomas V. Adams
Don Marple
Don Marple
STATE OF KANSAS
SS:
COUNTY OF Wilson

BE IT REMEMBERED, that on this _____ day of _____, 19 77, before me, the undersigned, a Notary Public,
in and for the county and state aforesaid, came Carl Eplee, Thomas V. Adams, Don Marple,
who are personally known to me to be the same person S who executed the within instrument of writing and
such person S duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

My commission expires: December 30, 1978

Sharon Shue
Notary Public
SHARON SHUE
NOTARY PUBLIC
WILSON COUNTY, KANSAS

FHA-KS 442-5 (Rev. 2-17-65)

Form FHA-KS 442-5
(Rev. 2-17-65)

UNITED STATES DEPARTMENT OF AGRICULTURE
FARMERS HOME ADMINISTRATION

RIGHT-OF-WAY EASEMENT

967

STATE OF KANSAS, WILSON COUNTY

FILED FOR RECORD THIS 20 DAY

OF May 1977 AT 10:40

O'CLOCK A. M., AND RECORDED IN

BOOK 103 AT PAGE 597

Sharon Shue
5.00 REGISTER OF DEEDS

KNOW ALL MEN BY THESE PRESENTS, that ROY SMITH and NEDRA SMITH
hereinafter called Grantors, in consideration of one dollar (\$1.00) and other good and valuable consideration paid by
Rural Water District #13, hereinafter called the Grantee, the receipt and sufficiency of which is hereby acknowledged,
does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, a perpetual easement with the right to
erect, construct, install, and lay and thereafter use, operate, inspect, repair, maintain, replace and remove
a water distribution pipeline system
over and across the following land owned by Grantor in Wilson County, State of Kansas
a strip of land 25' wide lying adjacent to the county road right of way on the
west side of the S/2 of the NW/4 of Section 12, Township 29, Range 13

Together with the right of ingress and egress over Grantors' adjacent lands for the purposes for which the above-mentioned rights are granted.
The easement hereby granted shall not extend _____ in width, the center line thereof to be located across said land as follows:

The consideration recited herein shall constitute payment in full for all damages sustained by Grantors by reason of the installation of the
structures referred to herein and the Grantee will maintain such easement in a state of good repair and efficiency so that no unreasonable
damages will result from its use of Grantors' premises. This Agreement together with other provisions of this grant shall constitute a
covenant running with the land for the benefit of the Grantee, its successors, and assigns. The Grantors covenant that they are the owners
of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

IN WITNESS WHEREOF the said Grantors have executed this instrument this 29 day of March
19 77.

Roy Smith
ROY SMITH
Nedra Smith
NEDRA SMITH

STATE OF KANSAS

SS:

COUNTY OF Wilson

BE IT REMEMBERED, that on this 29 day of March, 19 77, before me, the undersigned, a Notary Public,
in and for the county and state aforesaid, came ROY SMITH and NEDRA SMITH, husband and wife,
who are personally known to me to be the same person S who executed the within instrument of writing and
such person S duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

Sharon Shue
Notary Public
Sharon Shue

My commission expires: 12-30-78

SHARON SHUE
NOTARY PUBLIC
WILSON COUNTY, KANSAS

FHA-KS 442-5 (Rev. 2-17-65)

103-597

5/30/77

967.