

LyonCounty *Title*

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

Date: May 20, 2021

To: Sundgren Realty Inc  
jeremy@sundgren.com

In Re: Dunn 21-13942  
3 Lakeshore Dr

STATEMENT

Report for Auction	\$ -0-
	_____
Total Amount Due	\$ -0-

THANK YOU !!!

**Please note:**

**We believe that Judy A. Dunn pre-deceased Robert J. Dunn. A death certificate or affidavit of death will need to be filed on them at some point.**

**LYON COUNTY TITLE, L.L.C.**  
423 Commercial  
Emporia, KS 66801

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

**“INFORMATIONAL REPORT ONLY”**

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Prepared For: Sundgren Realty Inc

Schedule A

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REPORT NO.: 21-13942

FILE NO.: TI-/

EFFECTIVE DATE: May 17, 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:

The heirs and/or devisees of Robert J. Dunn, deceased, subject to the administrative authority of Craig M. Dunn, Executor of the Estate of Robert J. Dunn, Case No. 2021-PR-000020 in the office of the Clerk of the District Court, Lyon County, Kansas.  
AND  
Judy A. Dunn

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

Lot Numbered Three (3) in Block Numbered Three (3) in Thorndale Addition to Lyon County, Kansas.

## LYON COUNTY TITLE, L.L.C.

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

### “INFORMATIONAL REPORT ONLY”

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Schedule B-I

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REPORT NO: 21-13942

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 may 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 due and payable therewith. (Tax ID#TA01115) (2020 taxes were in the amount of \$2428.46) (2020 taxes are paid, 2021 taxes are not due or payable.)
3. Terms and conditions of the Plat of Thorndale Addition as recorded in Book 2 of Plats, page 43, in the office of the Register of Deeds, Lyon County, Kansas.

4. Protective Covenants for Thorndale Addition, dated March 25, 1963 and filed April 8, 1963 at 3:30 o'clock P.M. in Book 280, page 407 in the office of the Register of Deeds, Lyon County, Kansas. Amendment to Protective Covenants filed May 8, 1969 at 4:00 o'clock P.M. in Book 308, page 235. Release of Restriction in the Declaration of Protective Covenants as to paragraph ten, filed March 24, 1972 in Book 324, page 697. Amendment to modify Protective Covenants filed June 7, 1972 in Book 325, page 315 and in Book 325, page 318.
5. Agreement to Thorndale Addition, dated July 9, 1973 and filed May 28, 1974 at 1:20 o'clock P.M. In Book 332, page 753 in the office of the Register of Deeds, Lyon County, Kansas. Thorndale Addition Amendment to Agreement filed December 1, 2005 at 3:01 o'clock P.M. in Book 593, age 699.
6. Easement and Agreement filed September 14, 2004 in Book 585, page 13, in the office of the Register of Deeds, Lyon County, Kansas.

END OF SCHEDULE B