

EXCEPTIONS: This opinion does not cover rights or claims of parties in possession and easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments, and any matters not of record which would be disclosed by an accurate survey and inspection of the premises. It is also subject to the accuracy of the records and indices of the said Clerk's Office, and to any exceptions, restrictions, encumbrances, etc., as heretofore set forth.

You asked about mineral rights. I could not find any severance. However, I could not take the title back before 1899. As I am sure you are aware, some minerals were severed as early as 1865. The Assessor is assessing mineral rights so the Assessor believes that the mineral rights go with the property. You should also ask Cheryl if she has signed one of these gas leases. A lot of those leases have not been recorded.