



PRELIMINARY TITLE SEARCH REPORT

Prepared By:

Security 1st Title

116 E. Harvey, P.O. Box 548

Wellington, KS 67152

Phone: (620) 326-7460

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Contact: **James Leftwich**

Email: **jleftwich@security1st.com**

Report No: **2269665**

Report Effective Date: **July 17, 2018, at 7:30 a.m.**

Property Address: **00000 W. 200th St. S, Cadlwell, KS 67022**

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 **United Country - Kansas City Auction & Realty**, 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

Allen Family Revocable Trust Dated February 27, 2007

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

Lot 4 and the Southwest Quarter of the Northwest Quarter of Section 16, Township 35 South, Range 3 West of the 6th P.M., Sumner County, Kansas.

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 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.



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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. **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 Allen Family Revocable Trust Dated February 27, 2007.**

In the alternative, we may be provided with a copy of said Trust together with all amendments thereto. We reserve the right to make any additional requirements we deem necessary.

6. **File a Trustee's Deed from Allen Family Revocable Trust Dated February 27, 2007 to TBD.**

NOTE: Said instrument must make reference to the terms and provisions of the Trust Agreement; be made pursuant to the powers conferred by said Agreement; state that the Trust Agreement remains in full force and effect at this time and that the same has not been amended or revoked, and finally, recite the full consideration being received.

7. **Provide this Company with a properly completed and executed Owner's Affidavit.**
8. **Recording Fees and Information for Kansas Counties:**

For Documents recorded on or after January 1, 2018, but prior to January 1, 2019:

Deed: \$21.00 (first page) + \$17.00 (each additional page)

Mortgage: \$21.00 (first page) + \$17.00 (each additional page)

Mortgage Release or Assignment: \$20.00 (first page) + \$4.00 (each additional page)

*** Mortgage Registration Tax: Calculated at \$0.05 per each \$100.00 of the loan amount.**

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(This fee shall not exceed \$125.00 for recording on single-family mortgages on principal residences where the principal debt or obligation is \$75,000.00 or less.)

The above fees do not include all documents that may be filed in each county. Some fees may vary. For a full list of recording fees, services and format requirements, please contact the Register of Deeds Office for the specific county in question.

NOTE: The State of Kansas requires that any deed transferring real estate must be accompanied by a Real Estate Validation Questionnaire. This form must be executed by either the Grantor (Seller) or the Grantee (Buyer). Certain exemptions do apply. The official form can be obtained from the Register of Deeds or from Security 1st Title. Photocopies of the official form will not be accepted.

NOTE: For documents electronically recorded, there is an additional third-party service fee of \$5.00 per document, which is in addition to the County recording fees.

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
 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.



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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 **2018**, and thereafter.
8. **General taxes and special assessments for the year 2017 in the amount of \$136.60, Paid.**
Property ID # CT0439
9. **Roadway easement, if any, over the South of subject property.**
10. **An easement for Right of Way, recorded as Book 258, Page 341.**
In favor of: Edwin O. Roberts and Judy A. Roberts
Affects: a portion of subject property
11. **The terms and provisions contained in Affidavit Memorandum of Agreement between Targa Pipeline Mid-Continent Westok LLC and Sandridge Exploration and Production LLC, filed April 1 2016 in Book 975, Page 186. NOTE: This is a blanket document that is indexed in all Section, Township, and Ranges in Sumner County, Kansas and may or may not pertain to the subject property set forth in Schedule A herein.**
12. **Rights of parties in possession under unrecorded leases.**
13. **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 ownership or rights arise by lease, grant, exceptions, conveyance, reservation, or 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.**

Dated: **July 17, 2018**, at **7:30 a.m.**

SECURITY 1ST TITLE

By *Sherie Diane Williams*



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LICENSED ABTRACTER