



PRELIMINARY TITLE SEARCH REPORT

Prepared By:
Security 1st Title
1001 N. Main
Hutchinson, KS 67501
Phone: (620) 669-8289
Fax: (620) 669-8280

Contact: **Caritha Bolte**
Email: **cbolte@security1st.com**

Report No: **2378906**

Report Effective Date: **June 16, 2020, at 7:30 a.m.**

Property Address: **301 E. Avenue F, Hutchinson, KS 67501**

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 **Sudduth Realty, Inc. (Realty Executives)**, 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

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

Lots 73 and 75, Avenue "F", East, Original Town of Hutchinson, Reno 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.
 3. Pay the premiums, fees, and charges for the Policy to the Company.



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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 Warranty Deed from Fredy Lisandro Abrego, stating marital status and joined by spouse, if any, to Purchaser.**
 6. **Provide this Company with a properly completed and executed Owner's Affidavit.**
 7. **The application for title insurance does not give the name of the prospective purchaser. We reserve the right to make any additional requirements we deem necessary when such name is ascertained.**
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.
 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.



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8. **General taxes and special assessments for the fiscal year 2019 in the amount of \$348.36, Paid.**
Property ID # 1-16458
9. **The definition of land as described in the policy does not include any manufactured home or mobile home located on the insured premises, unless the personal title to the same has been cancelled by the Kansas Department of Motor Vehicles and filed with the Reno County Register of Deeds.**
10. **Easements, setback lines or servitudes, if any, reflected on the plat of said land or otherwise appearing in the public records.**
11. **"In the Matter of the Proposed Extension of the Boundaries of Equus Beds Groundwater Management District No. 2", recorded January 4, 1989 in Book 219 at Page 147 of the Reno County Record.**

Dated: **June 16, 2020**, at **7:30 a.m.**

SECURITY 1ST TITLE

By: _____

LICENSED ABSTRACTER