



PRELIMINARY TITLE SEARCH REPORT

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

Contact: **Donna Westmoland**
Email: **dwestmoland@security1st.com**

Prepared Exclusively For:
Sudduth Realty, Inc. (Realty Executives)
608 State Street
Augusta, KS 67010
Phone: 316-775-7717
Fax: 316-775-2016

Contact: **Jed Jeter**
Email: **jed@sudduthrealty.com;**
kgriffin@sudduthrealty.com

Report No: **2515940**

Report Effective Date: **April 21, 2022, at 7:30 a.m.**

Property Address: **3602 W. 7th Ave, 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

Estate of Vernen L. Colvard, deceased
2. The Land referred to in this Report is described as follows:

Lot 8, Block 5, Westside Villa Development, a subdivision in the Southwest Quarter of Section 9, Township 23 South, Range 6 West of the 6th P.M., 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.



Security 1st Title

Any questions regarding this report should be directed to: **Donna Westmoland**
Phone: **620-669-8289**, Email: **dwestmoland@security1st.com**

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 Executor's Deed from Richard Colvard, Executor of the Estate of Vernen L. Colvard, deceased to a Purchaser TO BE DETERMINED.**
6. **Provide this Company with a properly completed and executed Owner's Affidavit.**
7. **Recording Fees and Information for Kansas Counties:**

Deed: \$21.00 (first page) + \$17.00 (each additional page)
Mortgage: \$21.00 (first page) + \$17.00 (each additional page)
Mortgage Release: \$20.00 (first page) + \$4.00 (each additional page)
Mortgage Assignment: \$20.00 (first page) + \$4.00 (each additional page)

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: Beginning January 1, 2019, Mortgage Registration Tax is no longer required in the State of Kansas.)

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.



Security 1st Title

Any questions regarding this report should be directed to: **Donna Westmoland**

Phone: **620-669-8289**, Email: **dwestmoland@security1st.com**

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. **General taxes and special assessments for the fiscal year 2021 in the original amount of \$350.70.**
First Installment: \$175.35, + penalties and interest, DELINQUENT
Second Installment: \$175.35, PAYABLE, but not delinquent until May 10, 2022
Property I.D. # 1-14771
 8. **Personal Property taxes and special assessments for the fiscal year 2020 in the amount of \$81.22, DELINQUENT.**
Property ID # 120-249990
 9. **Personal Property taxes and special assessments for the fiscal year 2021 in the amount of \$142.44, DELINQUENT.**
Property ID # 120-249990
 10. **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**



Security 1st Title

Any questions regarding this report should be directed to: **Donna Westmoland**
Phone: **620-669-8289**, Email: **dwestmoland@security1st.com**

of Motor Vehicles and filed with the Reno County Register of Deeds.

- 11. Easements, setback lines or servitudes, if any, reflected on the plat of said land or otherwise appearing in the public records.**
- 12. Covenants, conditions, restrictions, easements and assessments contained in Declaration of Restrictive Covenants Affecting Replat of Westside Villa Development, Reno County, Kansas, recorded February 22, 1974 in Book 157, Page 135.**
- 13. Subject property may become subject to special assessments for various capital improvements as evidenced by numerous governmental filings of notice in the form of Resolution No. 2013 R 23, recorded May 22, 2013 in Book 489, Page 152, for Levee C improvements; Ordinance No. 2016-17, recorded August 18, 2016 in Book 519, Page 256, for Levee C improvements.**
- 14. "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: **April 21, 2022**, at 7:30 a.m.

SECURITY 1ST TITLE



By: _____

LICENSED ABSTRACTER