



## PRELIMINARY TITLE SEARCH REPORT

Prepared By:  
**Security 1<sup>st</sup> Title**  
**727 N. Waco, Suite 300**  
**Wichita, KS 67203**  
**Phone: (316) 267-8371**  
**Fax: (316) 267-8115**

Contact: **Nicki Walker**  
Email: **nwalker@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: **2533225**

Report Effective Date: **July 1, 2022, at 7:30 a.m.**

Property Address: **12100 N. 135th St. W., Sedgwick, KS 67135**

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

**The Simon Family Living Trust, dated October 29, 2021**

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

**North Half (N/2) of the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4) of Section 1, Township 25, Range 2 West of the 6th P.M., Sedgwick 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. **Our search of the public records does not disclose a mortgage/deed of trust on the property. We must be advised if you have any knowledge of an unreleased mortgage/deed of trust, recorded or unrecorded. The Company reserves the right to make such further requirements as it deems necessary.**
6. **In connection with the request to insure the manufactured home located on the premises in question as part of the real estate, we require that:**

**A. We be provided with satisfactory proof that the housing unit is affixed to the property shown at Schedule A, Item No. 4 and on a permanent foundation with the wheels and axles removed and has a permanent connection to water, power and sewer line.**

**B. The certificate of title to the subject housing unit be eliminated by:**

- i. **Application filed with and granted by the Kansas Department of Revenue, Division of Vehicles and**
- ii. **The filing of said approved application with the Register of Deeds.**

**C. Such application must be dated and be supported by an affidavit in the Division-approved form, executed by all parties having a mortgage, lien or other security interest in the housing unit as evidenced of consent to the elimination of said certificate, containing, inter alia:**

- i. **The full names of all the owners of record on the housing unit**
- ii. **The legal description of where the housing unit is, or is to be located**
- iii. **Housing unit description including year, make, model, width, length and identification number**
- iv. **A statement the owner or one of the owners of the housing unit owns the real property, shown as Schedule A, Item No. 4**
- v. **The name and address of the title company and title office appearing on the cover page of this commitment which the**



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**approved application must be delivered**

vi. **The original Certificate of Title for the housing unit, or statement of origin on a newly manufactured unit, as appropriate**

vii. **A release of each secured party's security interest in the housing unit, if any**

viii. **Proof of payment of all applicable fees and taxes**

**D. We require that the following clause be included in any mortgage we are requested to insure:**

**"The real property described in the mortgage includes as an improvement to the land set forth herein a manufactured home permanently affixed to such land."**

- 7. **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 The Simon Family Living Trust, dated 10/29/2021. We reserve the right to make any additional requirements we deem necessary.**
- 8. **File a Trustees Deed from \_\_\_\_\_, Trustee(s) of the Simon Family Living Trust, dated October 29, 2021 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; and state that the Trust Agreement remains in full force and effect at this time and that the same has not been amended or revoked.**

- 9. **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.***



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***(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 1<sup>st</sup> 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.
  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 amount of \$827.68, PAID.**



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**Property ID # EA-00006-0004**

**PIN #00327867**

8. **The following matters which are shown on or disclosed by the recorded Legal Description in Film 1568, Page 1: Ingress-Egress Easement.**
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 Sedgwick County Register of Deeds.**
10. **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.**
11. **Rights or claims of parties in possession not shown by the public records.**

Dated: July 1, 2022, at 7:30 a.m.

SECURITY 1<sup>ST</sup> TITLE

By: 

LICENSED ABSTRACTER