



PRELIMINARY TITLE SEARCH REPORT

Prepared By:
Security 1st Title
114 E. Central Ave.
El Dorado, KS 67042
Phone: (316) 322-8164
Fax: (316) 322-9825

Contact: **Caren Dressler**
Email: **cdressler@security1st.com**

Report No: **2539214**

Report Effective Date: **August 10, 2022, at 7:30 a.m.**

Property Address: **3634 SW 137th Ter, Augusta, KS 67010**

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 , 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

Seth Michael Entz and Brianna Nicole Entz

NOTE: Vesting documents can be downloaded through this [link](#).

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

A Tract located in the Northeast Quarter of the Southwest Quarter of Section 8, Township 28 South, Range 5 East of the 6th P.M., Butler County, Kansas; more particularly described as:

Commencing at the Southeast Corner of the Northeast Quarter of the Southwest Quarter of said Section 8; thence S88°28'01"W along the line of said Northeast Quarter a distance of 715.74 feet to the Point of Beginning; thence continuing S88°28'01"W along said South line a distance of 180.71 feet; thence N03°45'34"W, 475.79 feet; thence S82°10'11"W, 131.07 feet; thence N08°33'48"W, 148.59 feet; thence N82°03'13"E, 128.76 feet; thence N30°57'08"E, 264.98 feet; thence N87°04'20"E, 156.67 feet; thence S11°49'55"E, 504.35 feet; thence S08°38'59"E, 108.33 Feet; thence S35°01'42"W, 306.92 feet to the Point of Beginning.



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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.
 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 release of the Mortgage dated May 24, 2001, recorded December 30, 1899, as Book 993, Page 206, made by Jeffry D. Ribordy and Robin Ribordy, husband and wife, to Janus Mortgage, Inc, in the amount of \$162,000.00.**

NOTE: Mortgage listed above is for the prior owen. No release of record found. This mortgage will not be shown on final policy.

6. **File a partial release of the Mortgage dated June 15, 2022, recorded July 1, 2022, as Book 2022, Page 6163, made by Seth Michael Entz and Briana Nicole Entz, husband and wife, to American AgCredit, FLCA, in the amount of \$220,000.00.**
7. **File a Warranty Deed from Seth Michael Entz and Brianna Nicole Entz, stating marital status and joined by spouse, if any, to To Be Determined.**
8. **Provide this Company with a properly completed and executed Owner's Affidavit.**
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)



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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.

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. **General taxes and special assessments for the fiscal year 2021 in the original amount of \$4,563.30.**
First Installment: \$2,281.65, Paid
Second Installment: \$2,281.65, Paid
Property I.D. # 204-60130
PIN #204-60130 (Tax key contains additional property)
8. **General taxes and special assessments for the fiscal year 2021 in the original amount of \$883.70.**
First Installment: \$441.85, Paid
Second Installment: \$441.85, Paid
Property I.D. # 204-60000
PIN #204-6000 (Tax key contains additional property)

NOTE: [New parcel surveyed out covers 2 tax keys](#)
9. It is noted that subject property may become subject to special assessments by reason of being included within the Little Walnut-Hickory Watershed District No. 18, Butler and Greenwood Counties, Kansas, as evidenced by instrument filed in/on [Misc. Book 227, Page 21](#).
10. Roadway easement, if any, over the South property line of subject property.
11. Rights or claims of parties in possession not shown by the public records.
12. Affidavit of Permanently Affixed Manufactured/Mobile Home and Application to Eliminating Title recorded as [Book 2014, Page 3699](#).
13. Terms and provisions contained in the document entitled "Certificate of Survey Boundary Shift" filed August 12, 2022 as [Book 2022, Page 7464](#).
14. An easement for Right-of-Way for Water System, recorded as [Misc. Book 368, Page 88](#).
In favor of: Rural Water District No. 6, Butler County, Kansas
Affects: a portion of subject property
15. An easement for Right-of-Way for Electric Lines, recorded as [Book 695, Page](#)



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[228.](#)

In favor of: Butler Rural Electric Cooperative Association, Inc.
Affects: a portion of subject property

16. **An easement for Right-of-Way for Electric Lines, recorded as [Book 727, Page 46.](#)**

In favor of: Butler Rural Electric Cooperative Association, Inc.
Affects: a portion of subject property

17. **Terms and provisions of the oil and gas lease executed between ruth Spires, a widow, lessor, and L and B Leasing, Inc., lessee, for a primary term of 3 years, filed February 10, 1981, recorded in/on [Misc. Book 360, Page 32](#), together with all subsequent assignments and conveyances.**

NOTE: If there is no production of oil and gas from all of the property covered by the above lease; if any set terms including options to renew in the lease have expired; and if a properly executed Affidavit of Non-Production is recorded, the above exception will not appear on the policy to be issued.

Dated: **August 10, 2022**, at 7:30 a.m.

SECURITY 1ST TITLE

By: _____

LICENSED ABSTRACTER