



PRELIMINARY TITLE SEARCH REPORT

Prepared By:
Security 1st Title
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Contact: **Tami Schmidt**
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Prepared Exclusively For:
Theurer Auction/Realty LLC
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Contact: **Cammy Theurer McComb**
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Report No: **2320749**

Report Effective Date: **July 15, 2019, at 7:30 a.m.**

Property Address: **1374 51st Rd., Douglass, KS 67039**

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 **Theurer Auction/Realty LLC**, 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

Loretta D. Arnold and Joshua T. Arnold

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

The North Half of the Southwest Quarter, Section 1, Township 30 South, Range 3 East of the 6th P.M., Cowley County, Kansas, except a tract beginning at the Southwest corner of the North Half of said Quarter Section, thence North along the West line of said Quarter Section 836 feet, thence East parallel with the South line of the North half of said Quarter Section, 2084.75 feet, thence South parallel with the West line of said Quarter Section, 836 feet to the South line of the North Half of said Quarter Section, thence West along the South line of the North Half of said Quarter Section, 2084.75 feet to the point of beginning.

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:



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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 Warranty Deed from Loretta D. Arnold and Joshua T. Arnold, stating marital status and joined by spouse, if any, to TBD.**
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.

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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. The lien of the General Taxes for the year **2019**, and thereafter.
 8. **General taxes and special assessments for the year 2018 in the amount of \$877.24, PAID.**
Property ID # 05168.1
 9. **Rights of the State of Kansas, of the County of Cowley and of the public in and to that portion of the real estate taken or used for road purposes off the West side.**
 10. **Right-of-Way Easement dated December 15, 1992, given to the Sumner-Cowley Electric Cooperative, Inc. filed January 4, 1993 at 9:22 A.M.**



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and recorded in Book 469, Page 104.

Dated: **July 15, 2019, at 7:30 a.m.**

SECURITY 1ST TITLE

By *Sheryl Diane Williams*
LICENSED ABSTRACTER