



Security 1st Title

PRELIMINARY TITLE SEARCH REPORT

Prepared By:
Security 1st Title
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Prepared Exclusively For:
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Report No: **2491895 Revision C**

Report Effective Date: **November 26, 2021, at 7:30 a.m.**

Property Address: **0 Gove Rd., Fredonia, KS 66736**

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 **Sundgren Realty**, 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 heirs and devisees of Jane Clark Stryker as determined in Wilson County Probate Case No. _____.

Click [here](#) for vesting deed Tract 1-4

Click [here](#) for vesting deed Tract 5

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

Tract 1 - The North Half, North Half of the Southwest Quarter and the North Half of the Southeast Quarter (N2, N2 SW4, and N2 SE4) of Section Fifteen (15), Township Twenty-eight (28) South, Range Fourteen (14) East of the 6th P.M., Wilson County, Kansas

Tract 2 - The South Half of the Southeast Quarter of Section Fifteen (15), Township Twenty-eight (28) South, Range Fourteen (14) East and the Northeast Quarter (NE/4) of Section Twenty-two (22), Township Twenty-eight (28), Range Fourteen (14) East of the 6th P.M., Wilson County, Kansas



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Tract 3 - The and North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-two (22), Township Twenty-eight (28), Range Fourteen (14) East of the 6th P.M., Wilson County, Kansas

Tract 4 - The Southeast Quarter of the Southeast Quarter (SE/4 SE/4) of Section Sixteen (16), Township Twenty-eight (28) South, Range Fourteen (14) East of the 6th P.M., Wilson County, Kansas

Tract 5 - The Southwest Quarter of the Southeast Quarter (SW/4 SE/4) lying east of HWY 400 LESS Right of Way of Section Twenty-one (21), Township Twenty-eight (28) South, Range Fourteen (14) East of the 6th P.M., Wilson 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.
 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. **In the Estate of Jane C. Stryker, deceased; we require a Certified copy of Case No. 2021-PR-000038 (Kingman County) be filed in Wilson County District Court. We reserve rights to make additional requirements upon filing of case in Wilson County.**
 6. **Case No. _____; In the Matter of the Estate of Jane C. Stryker; Letters of Administration filed November 18, 2021, we require:**
 - a. **Complete proper sales proceedings as to subject property.**
 - b. **File certificate of appraisalment by representative-appointed, court approved appraiser, or proof of auction notice.**
 - c. **If the Estate is valued in excess of \$1,000,000.00, furnish proof satisfactory to the Company that no Kansas State Inheritance Tax and**



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no Federal Estate Tax are due from said estate. (The amount given is valid if the decedent died prior to January 1, 2006.)

7. **File Executor's Deeds from the Execurot of Jane C. Stryker, Decesead, Case No. _____ to TBA.**
8. **We reserve rights to make additional requirments upon filing of case in Wilson County.**
9. **Provide this Company with a properly completed and executed Owner's Affidavit.**
10. **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.

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:**



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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 \$3,046.56, paid.**
Property ID # [PR0068](#) (Tract 1 & 2) (contains more property)
8. **General taxes and special assessments for the fiscal year 2021 in the amount of \$2,553.20, paid.**
Property ID # [PR0072](#) (Tract 2 & 3) (contains more property)
9. **General taxes and special assessments for the fiscal year 2021 in the amount of \$141.48, paid.**
Property ID # [FR0228](#) (Tract 4)
10. **General taxes and special assessments for the fiscal year 2021 in the amount of \$69.80, paid.**
Property ID # [FR0277](#) (Tract 5)
11. **An easement for pipeline, recorded as [Book 44 Miscellaneous Page 66](#).**
In favor of: The Ladow & Ladow
Affects: Tract 4



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12. **An easement for pipeline recorded in/on [Book 58 Miscellaneous Pages 574-584](#). (Tract 2)**

13. **An easement for water distribution pipeline system, recorded as [Book 105 Miscellaneous Page 376](#).
In favor of: Rural Water District #11
Affects: Tract 4**

14. **An easement for water distribution pipeline, recorded as [Book 91 Miscellaneous Page 142](#).
In favor of: Rural Water District #7, Wilson Co. Kansas
Affects: Tract 2 & 3**

15. **Terms and provisions contained in the document entitled "Right to Use Water from Water Conservation Reservoir" filed May 1, 1936 as [Book 57 Miscellaneous Page 224](#). (Tract 2 & 3)**


16. **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 Wilson County Register of Deeds.**

17. **Rights of parties in possession under unrecorded leases.**

18. **Subject to existing road, street or highway rights of way.**

Dated: **November 26, 2021**, at 7:30 a.m.

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By: 
LICENSED ABSTRACTER