



# Security 1<sup>st</sup> Title

## PRELIMINARY TITLE SEARCH REPORT

Prepared By:  
**Security 1<sup>st</sup> Title**  
**414 E. River**  
**Eureka, KS 67045**  
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Contact: **Rita Anello**  
Email: **ranello@security1st.com**

Report No: **2474954 Revision "A"**

Report Effective Date: **March 17, 2022, at 7:30 a.m.**

Property Address: **967 "Q" Road, Eureka, KS 67045**

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 Estate of James I. Griffiths**

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

**The Northeast Quarter (NE4) of Section 35, Township 26 South, Range 10 East of the 6th P.M., Greenwood 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. **Case No. 202-PR-000038; In the Matter of the Estate of James Ira Griffiths; Petition filed November 29, 2021 by Susan M. Locke; Letters of Administration filed January 25, 2022 wherein Gwendolyn Griffiths was named Administrator, Order to Sell Real Estate at Public Auction filed March 16, 2022,we require:**
  - a. 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 no Federal Estate Tax are due from said estate. (The amount given is valid if the decedent died prior to January 1, 2006.)
6. **File Warranty Deeds from the Estate of James I. Griffiths to To Be Determined.**
7. **Provide this Company with a properly completed and executed Owner's Affidavit.**
8. **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**



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**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 2020 in the original amount of \$930.08.**
    - First Installment: \$238.16, Partially Paid**
    - Second Installment: \$691.94, Delinquent. Interest and penalties will apply.**
    - Property I.D. # 1-07053**
    - [PIN #1-07053](#)**



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- 8. General taxes and special assessments for the fiscal year 2021 in the original amount of \$931.84.**

**First Installment: \$465.92, Delinquent. Interest and penalties will apply.**

**Second Installment: \$465.92, Due, but not delinquent until 5/10/22**

**Property I.D. # 1-07053**

**[PIN #1-07053](#)**

- 9. Terms and provisions of the oil and gas lease executed between James I. Griffiths and Gwendolyn Griffiths, husband and wife, lessor, and BRC Lime LLC, lessee, filed December 23, 2011, recorded in/on [Lease Book 53, Page 521](#), 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. Said Affidavit must include the same land covered in the Lease.**

- 10. Rights of parties in possession under unrecorded leases.**
- 11. Roadway easement, if any, over the East side of subject property.**

Dated: **March 17, 2022, at 7:30 a.m.**

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By: \_\_\_\_\_

LICENSED ABSTRACTER