



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

## PRELIMINARY TITLE SEARCH REPORT

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

Contact: **Teresa Woker**  
Email: **twoker@security1st.com**

Report No: **2542249**

Report Effective Date: **August 29, 2022, at 7:30 a.m.**

Property Address: **11498 SW Boyer Rd, 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

**Parcel 1:**

**A. Harris Chandler**

**Parcel 2:**

**A. Harris Chandler, as to an undivided 1/2 interest**

**The heirs or devisees of Mary L. Chandler, deceased, as to an undivided 1/2 interest**

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

**SEE ATTACHED EXHIBIT A**



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Phone: **316-283-2750**, Email: **twoker@security1st.com**

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 and successfully complete Determination of Descent Proceeding in the Butler County Probate Court in the Matter of the Estate of Mary L. Chandler. We reserve the right to examine the above proceedings and make additional requirements as we deem necessary (AS TO PARCEL 2 ONLY).**
  6. **File Warranty Deeds from the Heirs, and their spouses, if any, of Mary L. Chandler (as disclosed by the above-stated proceedings) to TBD.**
  7. **File a Warranty Deed from A. Harris Chandler, 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:**

<b>Deed:</b>	<b>\$21.00 (first page) + \$17.00 (each additional page)</b>
<b>Mortgage:</b>	<b>\$21.00 (first page) + \$17.00 (each additional page)</b>
<b>Mortgage Release:</b>	<b>\$20.00 (first page) + \$4.00 (each additional page)</b>
<b>Mortgage Assignment:</b>	<b>\$20.00 (first page) + \$4.00 (each additional page)</b>



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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 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.



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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 original amount of \$334.06, PAID.  
Property I.D. # 159-401000 (Parcel 1)**
8. **General taxes and special assessments for the fiscal year 2021 in the original amount of \$7.88, PAID.  
Property I.D. # 159-639000 (Parcel 2)**
9. **Roadway easement, if any, over the West line and the South line of subject property.**
10. **An easement for transmission lines, recorded as Misc. Book 315, Page 360.  
In favor of: Kansas Gas and Electric Company  
Affects: a portion of subject property (Parcel 1)**
11. **Terms and provisions of the oil and gas lease executed between Grace Lietze, et al, lessor, and E.W. Drennan and Thelma B. Reaves, lessee, filed February 19, 1962, recorded in/on Misc. Book 251, Page 261, together with all subsequent assignments and conveyances (covers additional land).**
12. **Terms and provisions of the oil and gas lease executed between Grace Lietzke, et al, lessor, and Jack Stewart, lessee, filed July 3, 1963, recorded in/on Misc. Book 259, Page 386, together with all subsequent assignments and conveyances (covers additional land).**



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- 13. Terms and provisions of the oil and gas lease executed between Grace Lietzke, et al, lessor, and Petroleum Management Inc., lessee, filed July 28, 1966, recorded in/on Misc. Book 275, Page 564, together with all subsequent assignments and conveyances (covers additional land).**

**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.**

- 14. It is noted that subject property may become subject to special assessments by reason of being included within the Little Walnut-Hickory Watershed Water Shed District No. 18, Butler County, Kansas, as evidenced by instrument filed in/on Misc. Book 227, Page 21.**
- 15. Rights or claims of parties in possession not shown by the public records.**

Copies of the above documents can be accessed through this [link](#).

Dated: **August 29, 2022, at 7:30 a.m.**

SECURITY 1<sup>ST</sup> TITLE

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

LICENSED ABSTRACTER

**EXHIBIT "A"**

**Parcel 1:**

**The West half of the Southwest Quarter of Section 33, Township 27 South, Range 5 East of the 6th P.M., Butler County, Kansas, EXCEPT a tract beginning at the Southwest corner of said Southwest Quarter; thence North 190 feet; thence East 588 feet; thence South 190 feet; thence West to the point of beginning, subject to public road.**

**Parcel 2:**

**Beginning at the Southwest corner of the Southwest Quarter of Section 33, Township 27 South, Range 5 East of the 6th P.M., Butler County, Kansas; thence North 190 feet; thence East 588 feet; thence South 190 feet; thence West to the point of beginning, subject to public road.**