



PRELIMINARY TITLE SEARCH REPORT

Prepared By:
Security 1st Title
109 W. Main
Anthony, KS 67003
Phone: 620-842-3333
Fax: 620-842-3331

Contact: **Lisa Lilja**
Email: **llilja@security1st.com**

Prepared Exclusively For:
Sundgren Realty
218 E. Central
El Dorado, KS 67042
Phone: (316) 321-7112
Fax: (316) 321-7116

Contact: **Jeremy Sundgren**
Email: **jeremy@sundgren.com;**
realty@sundgren.com

Report No: **2480638**

Report Effective Date: **October 5, 2021, at 7:30 a.m.**

Property Address: **NW 20 Rd, Attica, KS 67009**

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

Judith Ann Seal

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

Tract 1: The South Half (S/2) of the East Half (E/2) of the West Half (W/2) of Section Nine (9), Township Thirty-three (33), Range Nine (9), West of the 6th P.M., in Harper County, Kansas. less Road Right-of-Way; and

Tract 2: The West Half (W/2) of the Southwest Quarter (SW/4) of Nine (9), Township Thirty-three (33), Range Nine (9) West of the 6th P.M., in Harper County, Kansas, less Road Right-of-Way.

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



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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.

NOTE: Transfer on Death Deed/Beneficiary Deed filed November 16, 2018 as Book D107, Page 203. Upon filing of the deed to Buyer, said Transfer on Death Deed/Beneficiary Deed will be of no force and effect.

5. File a Warranty Deed from Judith Ann Seal a/k/a Judth A. Mullen, stating marital status and joined by spouse, if any, to To Be Determined.
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.



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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

NOTE: The real estate taxes for the year 2021 become due on November 1, 2021. The amount is not available at this time.

7. **Tract 1:General taxes and special assessments for the fiscal year 2020 in the amount of \$305.18, Paid.**
Property ID # [152-09-0-00-00-005.00-0](#)
8. **Tract 2:General taxes and special assessments for the fiscal year 2020 in the amount of \$344.36, Paid.**
Property ID # [152-09-0-00-00-004.00-0](#)



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9. **An easement for Pipeline Easement and Right-of-Way Grant, recorded as [Book G95, Page 1640](#).
In favor of: Grand Mesa Pipeline, LLC
Affects: SW/4
Memorandum of Joint Ownership Agreement as [Book G96, Page 445](#)**
10. **Rights of the owners of the mineral estate as conveyed or reserved on/in [Book G89, Page 758](#), and of the parties claiming thereunder.**
11. **Terms and provisions of Oil and Gas Lease dated September 20, 2007, executed by Judith A. Mullen and Clinton A. Mullen and Woolsey Energy Corporation recorded November 5, 2007 in [Book G89, Page 1525](#) together with all subsequent assignments and conveyances.
Extension of Oil and Gas Lease recorded in [Book G91, Page 405](#).**
12. **Terms and provisions of Oil and Gas Lease dated January 24, 2014 executed by Judith A. Mullen aka Judith A. Seal and Clinton A. Mullen, as lessor, and Vicking Resources, LLC, as lessee, recorded March 13, 2014 as [Book G94, Page 1711](#) together with all subsequent assignments and conveyances.**
13. **Terms and conditions of Memorandum of Agreement between Targa Pipeline Mid-Continent WestOk, LLC (formerly Atlas Pipeline Mid-Continent WestOk, LLC) and Sandridge Exploration and Production, LLC, recorded March 29, 2016 in [Book G96, Page 547](#). NOTE: This is a blanket document that is indexed in all Section, Township, and Ranges in Harper County, Kansas and may or may not pertain to the subject property set forth in Schedule A herein**
14. **The possible existence of overhead or underground utility lines serving adjacent land or extending from the insured land onto adjacent land.**
15. **Subject to existing road, street or highway rights of way.**
16. **Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exceptions, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interest or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.**



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

- 18. 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 Harper County Register of Deeds**

Dated: **October 5, 2021, at 7:30 a.m.**

SECURITY 1ST TITLE

A handwritten signature in black ink, appearing to read "Scott Brown".

By: _____

LICENSED ABTRACTER