



Security 1st Title

PRELIMINARY TITLE SEARCH REPORT

Prepared By:
Security 1st Title
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Contact: **Stacy Smith**
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Prepared Exclusively For:
Sundgren Realty
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Contact: **Jeremy Sundgren**
Email: **jeremy@sundgren.com;**
realty@sundgren.com

Report No: **2492291A-1**

Report Effective Date: **December 10, 2021, at 7:30 a.m.**

Property Address: **00000 W 165th St., Scranton, KS 66537**

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

Paulette Jean Lyman, Undivided 1/2 Interest

Paige June Lyman, Undivided 1/2 Interest

[Click Here](#) for Copy of Vesting Deed



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Any questions regarding this report should be directed to: **Stacy Smith**

Phone: **620-365-5546**, Email: **ssmith@security1st.com**

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

The North half of the Northeast Quarter of Section 9; and the Northwest Quarter of Section 9, all in Township 15, South of Range 15, East of the Sixth Principal Meridian, except a strip of land 5 feet wide off of the East side of the North half of the Northeast Quarter of Section 9, commencing at a point 25 feet West of the Northeast corner of the Northeast Quarter, thence South parallel with the section line to a point 25 feet West of the Southeast corner of the North half of the Northeast Quarter said section, thence West 5 feet, thence North parallel with section line to a point 5 feet West of the beginning, thence East to place of beginning, except a tract beginning at the Northwest corner of the Northeast Quarter running thence South along the West line of said Northeast Quarter a distance of 630 feet; thence East and parallel with the North line of said Northeast Quarter a distance of 1000 feet; thence North a distance of 630 feet to the North line of said Section 9; thence West a distance of 1000 feet to the point of beginning and except a tract of land more particularly described as follows: Commencing at the Northwest corner of said Northeast Quarter; thence on a bearing of South 00 degrees 19'27" East, along the West line of said Northeast Quarter, a distance of 630.00 feet to the point of beginning; thence on a bearing of North 90 degrees 00'00" East, a distance of 1,000.00 feet; thence on a bearing of South 00 degrees 19'27" East, parallel with the West line of said Northeast Quarter, a distance of 370. 00 feet; thence on a bearing of South 90 degrees 00'00' West, a distance of 1,000.00 feet to a point on the West line of said Northeast Quarter; thence along the West line of said Northeast Quarter, on a bearing of North 00 degrees 19'27" West, a distance of 370.00 feet to the point of beginning in Osage 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,



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delivered, and recorded in the Public Records.

5. **File a Warranty Deed from Paulette Jean Lyman, stating marital status and joined by spouse, if any, to To Be Determined.**
 6. **File a Warranty Deed from Paige June Lyman, stating marital status and joined by spouse, if any, to To Be Determined.**
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 2021 in the original amount of \$3,464.62.**
First Installment: \$1,732.31, Due, but not delinquent until December 20, 2021.
Second Installment: \$1,732.31, Due, but not delinquent until May 10, 2022.
Property I.D. # [1-06367](#)
CAMA # [070-082-09-0-00-001.00-0](#)



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8. **Subject to existing road, street or highway rights of way.**
9. **Petition No. 10997 In the matter of Condemnation of Land for State Highway Purposes as set forth in the instrument filed as [Book 24 Misc., Page 554](#).**
10. **Subject to Osage County Comprehensive Plan Update - 1983 Zoning Regulations, Subdivision Regulations, as set forth in Book M 41, Page 926, and all amendments thereto.**

Dated: **December 10, 2021**, at **7:30 a.m.**

SECURITY 1ST TITLE

A handwritten signature in black ink, appearing to read "Stacy Smith", written over a horizontal line.

By: _____

LICENSED ABSTRACTER