



PRELIMINARY TITLE SEARCH REPORT

Prepared By:
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Prepared Exclusively For:
Sundgren Realty
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Contact: **Jeremy Sundgren**
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Report No: **2492291A-8**

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

Property Address: **00000 S. 170 Hwy, Osage City, KS 66523**

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

[Brenda J. Lyman Trust under Trust Agreement dated December 4, 1997](#)

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

The Northeast 1/4 and the Southwest 1/4 of Section 3, Township 18 South, Range 14 East of the 6th P.M., except a tract of land for road purposes along the North side described as follows, to-wit: Commencing at the Northwest corner of said quarter-section; thence South on the section line 152 feet; thence East 30 feet; thence Northeast to a point 52 feet South and 159.2 feet of the point of beginning; thence East 775 feet to a point 53.6 feet South of section line; thence South 10 feet; thence East to a point on the East line of said quarter-section 66.53 feet South of the Northeast corner; thence North 66.53 feet to the section line; thence West along said section line to the place of beginning and except land taken for the Melvern Reservoir Project in Book M 10, Page 973.



Any questions regarding this report should be directed to: **Stacy Smith**
Phone: **620-365-5546**, Email: **ssmith@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 a death certificate for Brenda J. Lyman.**
 6. **Furnish for our approval a Certification of Trust that is given pursuant to KSA 58a-1013 of the Kansas Uniform Trust Code, which may be executed by any of the current trustees of the Brenda J. Lyman Trust under Trust Agreement dated December 4, 1997.**

In the alternative, we may be provided with a copy of said Trust together with all amendments thereto. We reserve the right to make any additional requirements we deem necessary.

 7. **File a Trustee's Deed from the current acting trustees of the Brenda J. Lyman Trust under Trust Agreement dated December 4, 1997 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

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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 \$1,013.42.**
First Installment: \$506.71, Due, but not delinquent until December 20, 2021.
Second Installment: \$506.71, Due, but not delinquent until May 10, 2022.
Property I.D. # [1-09541](#)
CAMA # [242-03-0-00-00-005.00-00-0-01](#)
8. Subject to existing road, street or highway rights of way.
9. Easement for Channel Change granted to The Board of County Commissioners of Osage County, Kansas, as set forth in the instrument filed as [Book 24 Misc., Page 633](#).
10. Grant for Road Purposes granted to The Board of County Commisisoners of Osage County, Kansas, as set forth in the instrument filed as [Book 27 Misc., Page 623](#).
11. Warranty Deed and Easement Deed granted to United States of America, as set forth in the instrument filed as [Book M 10, Page 973](#).



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12. **Subject to the Regulations imposed by the State of Kansas which contains provision for the control of sewage disposal, water supplies and refuse handling practices and which is adopted under the provision of K.S.A. 19-3701 through K.S.A. 19-3708, as set forth in the instrument filed as Book M 10, Page 197, which established the Boundaries of the Melvern Reservoir Sanitation Zone and which includes the land described herein.**
13. **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 7, 2021**, at **7:30 a.m.**

SECURITY 1ST TITLE

By: _____

LICENSED ABSTRACTER