



Security 1st Title

PRELIMINARY TITLE SEARCH REPORT

Prepared By:
Security 1st Title
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Prepared Exclusively For:
Sudduth Realty, Inc. (Realty Executives)
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Report No: **2460978**

Report Effective Date: **June 25, 2021, at 7:30 a.m.**

Property Address: **2316 N. Leigh St, 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 **Sudduth Realty, Inc. (Realty Executives)**, 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

[Paul Larry Palmer and Joe Ann Palmer](#)

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

That part of Lots 4 and 5, Block 4, NORTHERN HEIGHTS ADDITION, to Augusta, lying Northeasterly of the following described line: Beginning at a point 2 feet Southwesterly from the front corner common to said Lots 4 and 5; thence Southeasterly to a point 12 feet Northeasterly from the rear corner common to said Lot 4 and 5,

EXCEPT

That part of Lot 5, described as beginning at the Northwest Corner thereof; thence Southwesterly along the West line of said Lot 5; 14.7 feet; Southeasterly 96.1 feet to a point on the rear line of said Lot 5, said point being 15.08 feet Southwesterly from the Northeast Corner of said Lot 5; Northeasterly 15.08 feet to the Northeast Corner of said Lot 5; Northwesterly 99.4 feet to the point of beginning a said excepted tract, all in Butler County, Kansas.



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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 Release of the State of Kansas Individual Income Tax Lien, filed July 26, 2016 as [13ST254](#), against Paul L. Palmer, in the amount of \$4,083.58, plus interest and costs.**
 6. **File a release of the Mortgage dated August 7, 2007, recorded September 5, 2007, as Book 2008, Page 2961, made by Paul Larry Palmer and Joe Ann Palmer, husband and wife, to Wachovia Mortgage Corporation, in the amount of \$115,600.00.**
 7. **File a Warranty Deed from Paul Larry Palmer and Joe Ann Palmer, 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:**

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



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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. 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



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7. **General taxes and special assessments for the fiscal year 2020 in the original amount of \$3,008.02.**
 First Installment: \$1,504.01, Paid
 Second Installment: \$1,504.01, Paid
 Property I.D. # 002-1858000
 PIN #[002-1858000](#)

8. **The following matters which are shown on or disclosed by the recorded [plat](#) referred to in the legal description: Easements and building setback lines.**

9. **Covenants, conditions, restrictions, easements and assessments contained in [Misc. Book 224, Page 111](#).**

Dated: **June 25, 2021, at 7:30 a.m.**

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By: _____

LICENSED ABSTRACTER