



## PRELIMINARY TITLE SEARCH REPORT

Prepared By:  
Security 1<sup>st</sup> Title  
116 E. Harvey, P.O. Box 548  
Wellington, KS 67152  
Phone: (620) 326-7460  
Fax: (620) 326-2357

Prepared Exclusively For:  
Sudduth Realty, Inc. (Realty Executives)  
608 State Street  
Augusta, KS 67010  
Phone: 316-775-7717  
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Contact: Jodie Heath  
Email: jaheath@security1st.com

Contact: Chris Green  
Email: chris@sudduthrealty.com

Report No: 2465010

Report Effective Date: July 20, 2021, at 7:30 a.m.

Property Address: 1117 S. Hillside Rd., South Haven, KS 67140

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

**The Anita A. Sparlin Revocable Trust**

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

**Lots 1 and 2 in Section 3, Township 34 South, Range 1 East of the 6th P.M., Sumner 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.



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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. 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 The Anita A. Sparlin Revocable Trust.

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.

6. File a Trustee's Deed from the current acting trustees of the Anita A. Sparlin Revocable Trust to a bonafide purchaser .

**NOTE: Said instrument must make reference to the terms and provisions of the Trust Agreement; be made pursuant to the powers conferred by said Agreement; and state that the Trust Agreement remains in full force and effect at this time and that the same has not been amended or revoked.**

7. Provide this Company with a properly completed and executed Owner's Affidavit.
8. 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.)*



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**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. 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 2020 in the amount of \$2,859.60, PAID.**  
**Property ID # GUT011**



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

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8. Roadway easement, if any, over the North and East of subject property.
9. An easement for Right of way, recorded as Book 774, Page 252.  
In favor of: Running Foxes Petroleum Inc.  
Affects: subject property
10. Subject property may become subject to special assessments for various capital improvements as evidenced by numerous governmental filings of notice in the form of Book 918, Page 543.
11. Subject property may become subject to special assessments for various capital improvements as evidenced by numerous governmental filings of notice in the form of Book 918, Page 545.
12. Terms and provisions contained in the Lease dated November 11, 2010 executed by Merlin D. Skibbe and Julia M. Skibbe, as lessor, and enXco Development Corporation, as lessee, as evidenced by the Memorandum Of Wind Farm Lease recorded January 14, 2011 as Book 823, Page 367.
13. Terms and provisions contained in the document entitled "Land Contracts Assignment and Assumption Agreement" filed November 25, 2015 as Book 967, Page 641.
14. Terms and provisions contained in the Lease dated December 15, 2015 executed by Julia M. Skibbe, Trustee of the Julia M. Skibbe Revocable Trust, as lessor, and EDF Renewable Development, Inc., as lessee, as evidenced by the Memorandum of Second Amendment to Wind Farm Lease recorded December 21, 2015 as Book 969, Page 65.
15. Terms and provisions contained in the document entitled "Amended and Restated Land Contracts Assignment and Assumption Agreement" filed August 17, 2016 as Book 984, Page 605.
16. Terms and provisions contained in the document entitled "Encroachment Agreement" filed July 20, 2015 as Book 960, Page 353.
17. Terms and provisions of the oil and gas lease executed between Merlin D. and Julia M. Skibbe, lessor, and McGinness Oil Company of Kansas, Inc., lessee, filed July 31, 2008, recorded in/on Book 768, Page 481, together with all subsequent assignments and conveyances.

**NOTE: If there is no production of oil and gas from all of the property**



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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.

18. Rights of parties in possession under unrecorded leases.
19. 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.

Dated: July 20, 2021, at 7:30 a.m.

SECURITY 1<sup>ST</sup> TITLE

By *Sheryl Diane Williams*  
LICENSED ABSTRACTER

Parcel Detail Information

Exit Documents Tax Detail

Owner(s) Name

SPARLIN, ANITA A;REV TR - (P)

Owner Address

6230 304TH RD ARKANSAS CITY, KS 670

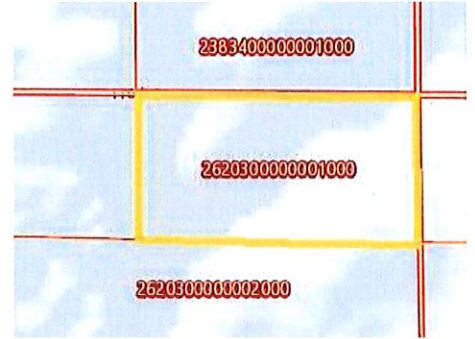
General Information

Property Situs Address

1117 S HILLSIDE RD, South Haven, KS 67140

Tract Description

S03, T34, R01E, ACRES 81.2, N2-NE4 LESS ROW (LTS 1&2)



General Property Information

Property Class	Farm Homesite - F
Living Units	1
Zoning	RV99
Neighborhood	609
Tax Unit Group	223

Land Based Classification

Function	Farming / ranch operation (with improvements)
Activity	Farming, plowing, tilling, harvesting, or related activities
Ownership	Private-fee simple
Site	Dev Site - crops, grazing etc - with structures

Property Factors

Topography	Level - 1
Utilities	Public Water - 3 Septic - 6
Access	Dirt Road - 3
Fronting	Frontage Road - 8
Location	Neighborhood or Spot - 6
Parking Type	On and Off Street - 3
Parking Quantity	Adequate - 2
Parking Proximity	On Site - 3
Parking Covered	Not Available
Parking UnCovered	Not Available

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Parking Covered	Not Available
Parking UnCovered	Not Available

Sales Information
Appraised Information
Building Permit Information
Deed Information
Market Land Information

Manufactured Home Information

**Manufactured Homes**

**Manufactured Home 1**

Manufactured Home Information

Parcel Detail Information

Exit Documents Tax Detail

Manufactured Home 1

Manufactured Home Information

Res Type	Manufactured Home
Style	Doublewide
Year	1999
Eff Year	
Quality	
LBCSStruct	Manufactured home - double wide
Width	28
Length	60
CDU	GD
Class	
Phys/Fucn/Econ	AV / /
Ovr Pct Gd/Rsn	
Tagalong Style	
Tag Width	
Tag Length	
Post Value	Yes

Manufactured Home Components

Code	Units	Pct	Quality
Vinyl Lap		100	
Galvanized Metal		100	
Warmed & Cooled Air		100	
Automatic Floor Cover Allowance			
Plumbing Fixtures (#)	11		
Plumbing Rough-ins (#)	1		
Skirting, Concrete Block (LF)	352		
Wood Deck (SF)	64		

Agriculture Information



Parcel Detail Information

Exit Documents Tax Detail

Wood Deck (SF)

64

Agriculture Information

Agriculture Land Summary

Dry Land Acres	65.90
Irrigated Acres	0.00
Native Acres	14.60
Tame Acres	0.00
Total Acres	80.50
Total Ag use	16,630
Ag Market Value	159,540

Agricultural Land Detail

Ag Type	Ag Acres	Soil Unit	Irr Type	Well Depth	Acre Feet	Acre Ft/Ac	Adj Code	Govt Prog	Base Rate
Dry Land - DR	1.10	6051				0			79
Dry Land - DR	3.20	5967				0			201
Dry Land - DR	29.90	6321				0			240
Dry Land - DR	31.70	5893				0			251
Native Grass - NG	0.90	6051				0			100
Native Grass - NG	1.90	5893				0			49
Native Grass - NG	11.80	6321				0			49

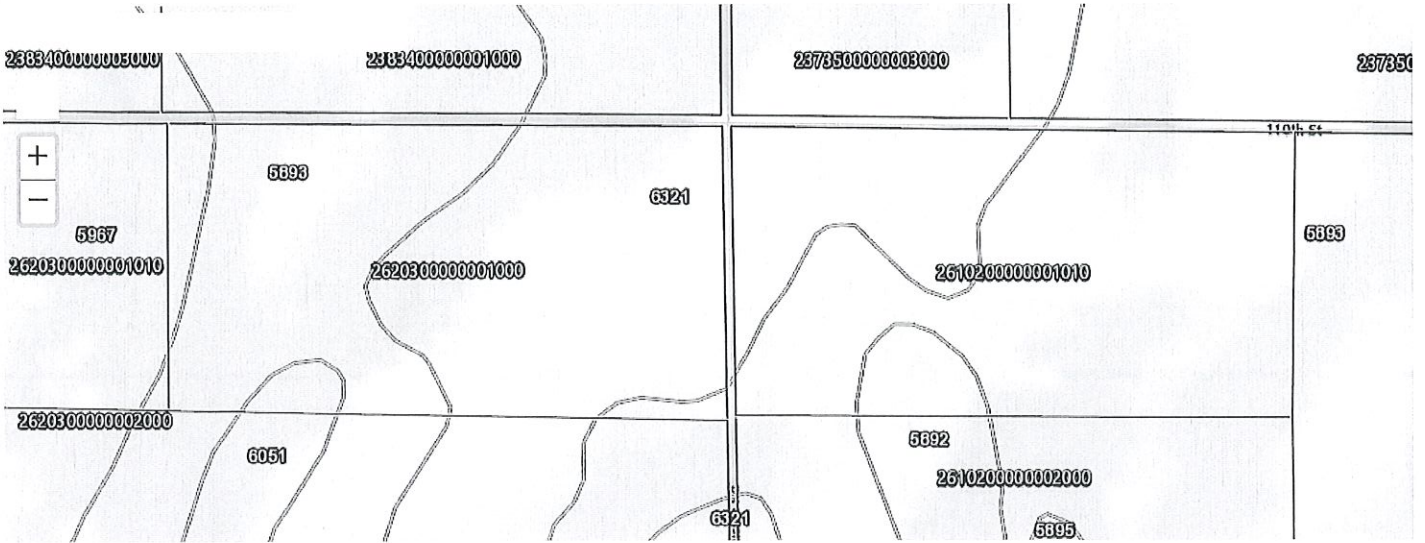
Other Improvements Information

No	Occupancy	MSCIs	Rank	Qty	YrBlt	EffYr	LBCS	Area	Perim	Hgt	Dimension	Stories	Phys	Func	Econ	OV
01	Farm Implement Building	P	2.00	1	1999			5184	300	14	96 X 54	1	3	3		



SUMNER COUNTY KANSAS

LGIS version 5



TAXES

*Handwritten signature*

7-30-21

Search Results (2) Selected on Map

Real Estate Tax Report

Owner Information	Property Address / Legal	Taxes	Property Class
096-261-02-0-00-001.01-0 Tax ID: GUT005A Tax Year: 2020 SPARLIN, ANITA A	1116 00000 HILLSIDE RD 67140 S02, T34, R01E, ACRES 80.5, N2-NW4 LESS ROW (AKA LOTS 3 & 4)	Total - \$ 823.84 Paid - \$ 823.84 Deliq - No	Real Estate
096-262-03-0-00-001.00-0 Tax ID: GUT011 Tax Year: 2020 SPARLIN, ANITA A	1117 HILLSIDE RD 67140 S03, T34, R01E, ACRES 81.2, N2-NE4 LESS ROW (LTS 1&2)	Total - \$ 2,859.60 Paid - \$ 2,859.60 Deliq - No	Real Estate

Tax Detail Information

Exit Parcel Detail

Tax Inquiry for SKIBBE, JULIA M;REV TR

Property Address
1859 125TH ST S

Tax ID	Sec-Twn-Rng	Sub	Blk	Lot	Description	Parcel Id/Cama					
2020 Real Estate - WAT045	12-34-02E				S12, T34, R02E, ACRES 27.3, PT NW4-SE4	251-12-0-00-00-005.00-0	Agri				
Tax Unit	USD	Cty/Twn	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	DIQ	Book-Page	
212	358	WALTON	\$2,004.00	146.313	\$293.22	\$0.00	\$293.22	\$293.22	No	0951R - 0005	

Historic Tax Information

TAXES

*[Handwritten Signature]*

7-30-21

# Mold Notice, Disclosure, and Disclaimer

(Buyer and Seller)

Property Address: 1117 South Hillside

1. Seller's Disclosure: To the best of Seller's actual knowledge, Seller represents:
  - a. The Property described above \_\_\_\_\_ has X has not been previously tested for molds:  
(If the answer for 1.a. is "has not", then skip 1.b and 1.c and go to Section 2.)
  - b. The molds found \_\_\_\_\_ were \_\_\_\_\_ were not identified as toxic molds;
  - c. With regard to any molds that were found, measures \_\_\_\_\_ were \_\_\_\_\_ were not taken to remove those molds.
  
2. Mold Inspection: Molds, fungus, mildew, and similar organisms ("Mold Condition") may exist in the Property of which the Seller is unaware and has no actual knowledge. The Mold may have occurred in roofs, pipes, walls, plant pots, or where there has been flooding. A professional home inspection may not disclose Mold Conditions. As a result, Buyer may wish to obtain an inspection specifically for Mold Conditions to more fully determine the condition of the Property and this environmental status. Neither Seller's nor Buyer's agents are experts in the field of Mold Conditions and other related conditions and Buyer and Seller shall not rely on Broker or its agents for information relating to such conditions. Buyer is strongly encouraged to satisfy itself as to the condition of the property.
  
3. Hold Harmless: Buyer's decision to purchase the Property is independent of representation of the Broker or Broker's agent involved in the transaction regarding Mold Conditions. Accordingly, Buyer agrees to indemnify and hold Realty Executives Sudduth Realty, Inc. (Mark Sudduth Realty, Inc.) Broker(s), Transaction Broker, Agents, and Designated Agent(s) harmless in the event any Mold Conditions are present on the Property.
  
4. Receipt of Copy: Seller and Buyer have read and acknowledge receipt of a copy of this Mold Disclosure.

Professional Advice: Seller and Buyer acknowledge that they have been advised to consult with a professional of their choice regarding any questions or concerns relating to Mold Conditions or this Mold Disclosure.

\_\_\_\_\_  
Buyer Date

[Signature] 7-30-21  
Seller Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Seller Date



# 1117 S Hillside



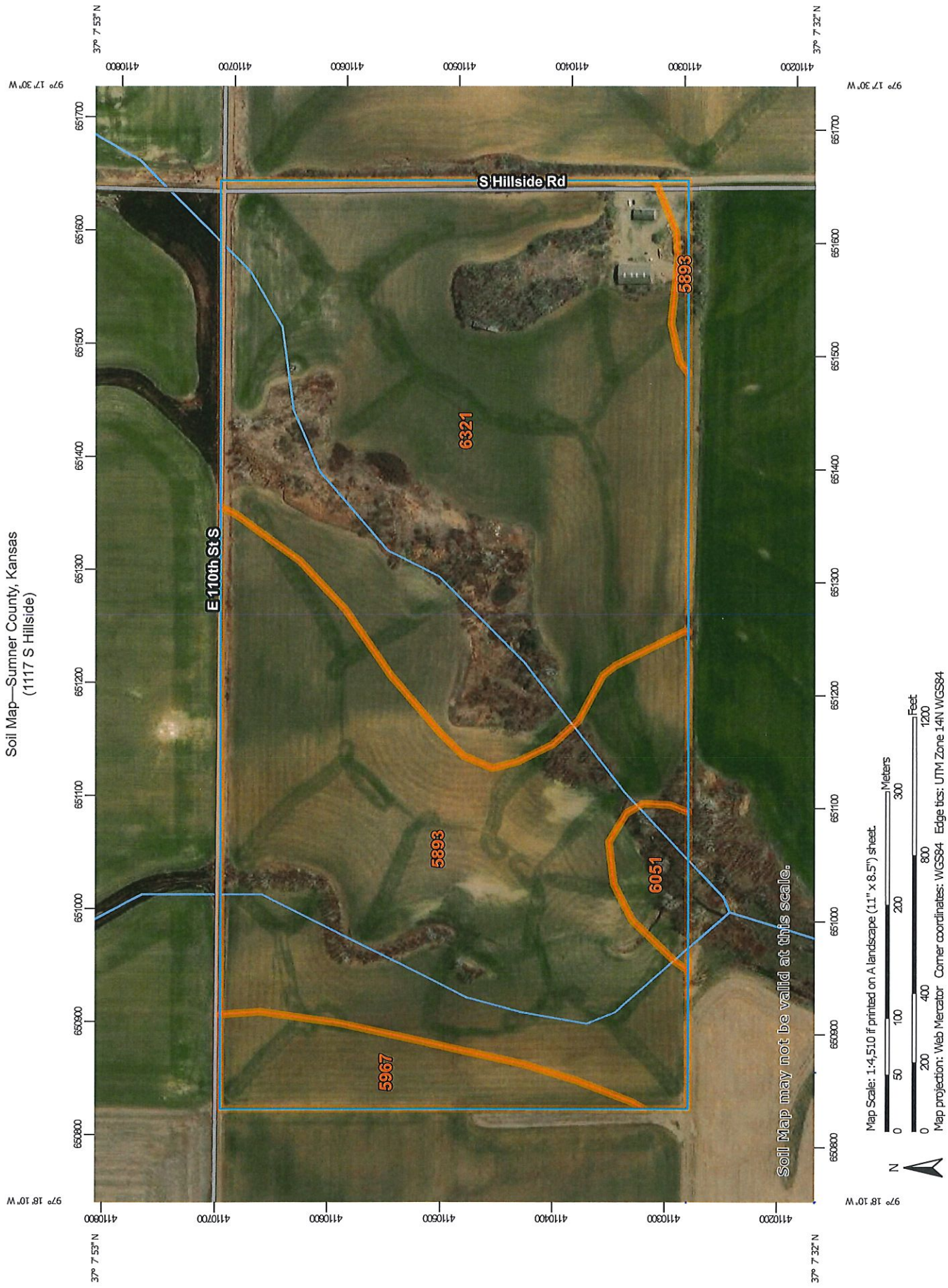
## Oil and Gas Wells

- Coal Bed Methane
- Coal Bed Methane, Plugged-Abandoned
- ⚡ Dry and Abandoned
- ⚡ Enhanced Oil Recovery
- ⚡ Enhanced Oil Recovery, Plugged-Abandoned
- ⚡ Gas
- ⚡ Gas, Plugged-Abandoned
- ⚡ Injection
- ⚡ Injection, Plugged-Abandoned
- Intent
- Location
- ⚡ Oil and Gas
- Oil
- ⚡ Oil, Plugged-Abandoned
- ⊙ Other
- ⊙ Other, Plugged-Abandoned
- ▲ Salt Water Disposal
- ▲ Salt Water Disposal, Plugged-Abandoned











































9/1/2021

<https://maps.kgs.ku.edu/oilgas>

Soil Map—Sumner County, Kansas  
(1117 S Hillside)



## MAP LEGEND

-  Area of Interest (AOI)
-  Area of Interest (AOI)
-  Soils
-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points
-  Special Point Features
-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features
-  Water Features
-  Streams and Canals
-  Transportation
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
-  Background
-  Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Sumner County, Kansas  
Survey Area Data: Version 17, Jun 10, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 21, 2015—Dec 7, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
5893	Farnum loam, 1 to 3 percent slopes	34.5	40.7%
5967	Tabler silty clay loam, 0 to 1 percent slopes	5.1	6.0%
6051	Elandco silt loam, frequently flooded	1.9	2.2%
6321	Bethany silt loam, 1 to 3 percent slopes	43.3	51.1%
<b>Totals for Area of Interest</b>		<b>84.7</b>	<b>100.0%</b>