



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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Contact: Diane Williams
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Contact: Chris Green
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Report No: 2489167

Report Effective Date: November 12, 2021, at 7:30 a.m.

Property Address: 502 E. 6th, Winfield, KS 67156

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

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

Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 205, Citizen's Addition to Winfield, Cowley 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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Any questions regarding this report should be directed to: **Diane Williams**
Phone: **620-221-0430**, Email: **dnwilliams@security1st.com**

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. **Payment of taxes (and special assessments, if any) for the year 2021, in the amount of \$4,162.66, first half due and payable on or before December 20, 2021; second half due and payable on or before May 10, 2022.**
6. **Case No. 07MV148A filed in the District Court of Cowley County, Kansas entitled DISCOVER BANK, as Plaintiff(s) vs. GLORIA C. CONNER, as Defendant(s); Judgment filed September 24, 2007 in favor of DISCOVER BANK, in the amount of \$4,288.14, plus interest and penalties; we require: File a Satisfaction of Judgment in the above case or file a waiver/release as to subject property by the creditor. **SETTLED BY CLOSING****
7. File a Warranty Deed from Ricky D. Conner, stating marital status and joined by spouse, if any, to TBD.
8. File a Mortgage from TBD, stating marital status and joined by spouse, if any, to TBD in the amount of \$TBD.
9. Provide this Company with a properly completed and executed Owner's Affidavit.
10. 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 1st Title. Photocopies of the official form will not be accepted.

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 \$4,162.66.**
First Installment: \$2,081.33, DUE
Second Installment: \$2,081.33, DUE; delinquent after May 10, 2022
Property I.D. # 03828
 8. **Terms and provisions contained in the document entitled "Memorandum of Land Lease Agreement" between Ricky D. Conner and Alltel Communications, LLC d/b/a Verizon Wireless filed October 14, 2011 as Book 884, Page 208.**



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9. Terms and provisions contained in the document entitled "Recognition and Attornment Agreement" between Larry L. Flick and Janice S. flick, husband and wife, individually and as Co-Trustees of the Larry L. Flick Revocable Trust Dated April 8, 1997 and Ricky D. Conner and Alltel Communications, LLC d/b/a Verizon Wireless filed October 14, 2011 as Book 884, Page 212.
10. Terms and provisions contained in the document entitled "Memorandum of Lease" between Alltel Communications, LLC d/b/a Verizon Wireless and ATC Sequoia LLC filed July 30, 2015 as Book 965, Page 346.
11. Terms and provisions contained in the document entitled "Memorandum of Lease" between Ricky D. Conner and ALLTELL Corporation d/b/a Verizon Wireless filed September 10, 2019 as Book 1041, Page 309.

Dated: November 12, 2021, at 7:30 a.m.

SECURITY 1ST TITLE

By *Sherie Diane Williams*
LICENSED ABTRACTER