



PRELIMINARY TITLE SEARCH REPORT

Prepared By:
Security 1st Title
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Contact: **Caren Dressler**
Email: **cdressler@security1st.com**

Report No: **2508743**

Report Effective Date: **February 23, 2022, at 7:30 a.m.**

Property Address: **717 N. Osage 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 , 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

Ronald S. Scott and Tonya D. Scott

NOTE: Vesting information can be downloaded through this [link](#).

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

Lots 1, 2, 3, and the East 5 feet of Lot 4, Block "H", HERMAN AND McKITRICK'S ADDITION, to the Town, now City of Augusta, Butler 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



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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 Mortgage dated October 8, 2015, recorded October 14, 2015, as Book 2015, Page 8823, made by Ronald S. Scott and Tonya D. Scott, husband and wife, to Community National Bank & Trust, in the amount of \$30,000.00.**

The above Mortgage/Deed of Trust states that it secures an equity line/revolving line of credit.

6. **File a release of the Mortgage dated December 28, 2015, recorded December 30, 2015, as Book 2015, Page 11037, made by Ronald S. Scott and Tonya D. Scott, husband and wife, to Community National Bank & Trust, in the amount of \$30,000.00.**

The above Mortgage/Deed of Trust states that it secures an equity line/revolving line of credit.

7. **File a release of the Mortgage dated April 16, 2018, recorded April 23, 2018, as Book 2018, Page 2884, made by Ronald S. Scott and Tonya D. Scott, husband and wife, to White Eagle Credit Union, in the amount of \$34,500.00.**

The above Mortgage/Deed of Trust states that it secures an equity line/revolving line of credit.

8. **File a Warranty Deed from Ronald S. Scott and Tonya D. Scott, stating marital status and joined by spouse, if any, to To Be Determined.**
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)



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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.)

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



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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 \$1,972.66.**
First Installment: \$986.33, Paid
Second Installment: \$986.33, Due but not delinquent until May 10, 2022
Property I.D. # 002-609000
PIN [#002-609000](#)
8. **Rights of parties in possession under unrecorded leases.**

Dated: **February 23, 2022, at 7:30 a.m.**

SECURITY 1ST TITLE

By: _____
LICENSED ABSTRACTER