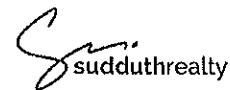


Reserve Real Estate Auction
Terms and Conditions



AUCTION DATE

The following terms and conditions form an integral part of the auction to be conducted by Sudduth Realty, Inc. on behalf of the Seller. The real estate offered for sale ("Property") at auction is fully described in the Contract for Purchase and Sale, a copy of which is available for inspection from Sudduth Realty, Inc. It is Bidder's obligation to familiarize themselves with the terms of the Auction, as bidding upon real estate at auction is final and irrevocable act. The terms of the Auction are not subject to change or negotiation after the fact. It is Bidder's responsibility to review all available printed materials and listen to the Auction announcements for updated or modified specifications, terms, or disclosures.

1. **DEFINITIONS.** Each capitalized term used in these Terms and Conditions shall have the meaning ascribed to such term herein. "Auction" shall refer to the public sale of the Property to be held on the Auction Date. "Seller" shall refer to the consignor of the Property. "Buyer" shall refer to the bidder offering the highest bid accepted by the Auctioneer for the Property. "Bidder" shall refer to any person or entity who has registered for or placed a bid at the Auction.
2. **CONSENT TO TERMS.** Registering for or bidding at the Auction will be deemed proof of Bidder's receipt of and agreement to be bound by these Terms and Conditions, any announcements made at the auction, and, if Bidder becomes the Buyer, the Contract for Purchase and Sale. Bidder further agrees and understands any announcements made during the Auction take precedence over anything previously stated or printed, including these Terms and Conditions.
3. **PROPERTY CONDITION.** The Property is offered at public auction in its present, "as is where is" condition and is accepted by Bidder without any expressed or implied warranties or representations from Seller or Sudduth Realty, Inc., including, but not limited to, the following the condition of the Property; the Property's suitability for any or all activities or uses; the Property's compliance with any laws, rules, ordinances, regulation, or codes of any applicable government authority; the Property's compliance with environmental protection, pollution, or land use laws, rules, regulations, orders, or requirements; the disposal, existence in, on, or under the Property of any hazardous materials or substances; or any other matter concerning the Property. It is incumbent upon Bidder to exercise Bidder's own due diligence, investigation, and evaluation of suitability of use for the Property prior to bidding.
4. **INSPECTIONS.** The Property is not offered contingent upon inspections. It is Bidder's responsibility to have any and all desired inspections completed prior to bidding including but not limited to the following: roof; structure, termite, environmental, survey, encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mild; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information, flight patterns; or any other desired inspection. Bidder acknowledges that Bidder has been provided an opportunity to inspect the Property prior to the auction and that Bidder has either performed all desired inspection or accepts the risk of not having done so. Any information provided by Seller or Sudduth Realty, Inc. has been obtained from a variety of sources. Seller and Sudduth Realty, Inc. have not made any independent investigation or verification of the information and make no representation as to its accuracy or completeness. In bidding on the Property, Bidder is relying solely on Bidder's own investigation of the Property and not on any information provided or to be provided by Seller or Sudduth Realty, Inc.
5. **PERSONAL PROPERTY.** No personal property shall be conveyed with the Property unless specifically included in the Contract for Purchase and Sale.
6. **FINANCING CONTINGENCY.** The Property is being auctioned as a cash sale which is not contingent on Buyer's ability to obtain financing. It is Bidder's responsibility to ensure purchase money funds are in place prior to bidding at the Auction. Buyer's failure to close as a result of insufficient financing shall constitute a breach of contract.
7. **BIDDER REGISTRATION.** This Auction is for registered bidders only. Live Bidders MUST register their name, address, and telephone number with Sudduth Realty, along with a photo I.D. on or before the day of the Auction either in person or online.
8. **AUCTION PROCEDURE.** For purposes of the Auction, the Property will be offered in one parcel as identified in the Contract for Purchase and Sale. Bidder's bid constitutes an irrevocable offer to purchase the Property and Bidder may be bound by said offer. The final bid price shall be determined by competitive bidding. Bids remain open until the auctioneer declares the bidding closed. Should any dispute arise between Bidders, the Auctioneer shall have the right to make the final decision to either determine the successful Bidder or to re-sell the property that is in dispute. Auctioneer's sales records shall be conclusive in all respects. It is the responsibility of Bidder to make sure that Sudduth Realty is aware of Bidder's attempt to place a bid. Sudduth Realty disclaims any liability for damages resulting from bids not spotted, executed, or acknowledged. Sudduth Realty is not responsible for errors in bidding and Bidder releases and waives any claim against Sudduth Realty for bidding errors.
9. **BUYER'S PREMIUM.** A buyer's premium of 10% of the final bid price (\$1,500 minimum) will be added final bid price determine the total sales price ("Sales Price") for the Property.
10. **RESERVE AUCTION.** The Property shall be sold to the highest bidder, subject to a minimum bid or reserve price.
11. **EXECUTION OF CONTRACT.** Buyer must immediately execute the Contract for Purchase and Sale and tender a nonrefundable earnest money deposit in the form of personal check, cashier's check, or immediately available certified funds in the amount set forth by Sudduth Realty. The balance of the Sales Price will be due in immediately available certified funds at closing on the specified closing date. Closing must occur within 30 days of the date of the Auction, or as otherwise agreed by Seller and Buyer.
12. **EARNEST MONEY DEPOSIT.** Upon completion of the Auction, Buyer shall deliver to Seller a non-refundable earnest money deposit equal to 10% of the sales Price.
13. **ASSIGNMENT.** No Bidder or Buyer may assign any of its rights or obligations under these Terms and Conditions, including their bid or obligation to purchase the Property, without the written consent of Seller and Sudduth Realty, Inc. In the event such written consent is

provided, these Terms and Conditions are binding on Bidder and Bidder's partners, representatives, employees, successors, executors, administrators, and assigns.

14. **FAILURE BY BUYER.** If Buyer fails or refuses to execute the Contract for Purchase and Sale, at the sole discretion of Seller, these signed Terms and Conditions together with the Contract for Purchase and Sale executed by the Seller are to be construed together for the purposes of satisfying the statute of frauds and will collectively constitute an enforceable agreement between Buyer and Seller for the sale and purchase of the Property.
15. **ONLINE AUCTIONS/BIDS.** In the case of online bidding neither the company providing the software nor Sudduth Realty, Inc. shall be held responsible for any missed bid or the failure of the software to function properly for any reason. A winning online bidder is required to execute the Contract for Purchase and Sale and tender a nonrefundable earnest money deposit in the amount set forth by Sudduth Realty, Inc. the next business day following the conclusion of the Auction. Such earnest money deposit must be in the form of wire transfer, cashier's check, or personal check with bank letter of guarantee. The closing time of an online auction shall automatically extend an additional 2 minutes whenever a bid is placed within the last 2 minutes of the scheduled closing time.
16. **BROKER/AGENT PARTICIPATION.** Real estate broker or agent participation is welcomed. Any brokers or agents must pre-register with Sudduth Realty, Inc. no later than 5p.m. 2 business days prior to auction date by completing the Broker Registration Form, available on SudduthRealty.com. If buyer has a buyer's broker have the buyer's broker register with Sudduth Realty in advance of registering online.
17. **CHOICE OF LAW.** These Terms and Conditions are to be governed by and construed in accordance with the laws of Kansas. In the event that any provision contained in these Terms and Conditions is determined to be invalid, illegal, or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions of the Terms and Conditions will not be in any way impaired.
18. **AUCTIONEER'S LIABILITY.** Sudduth Realty, Inc. is not a party to any Contract for Purchase and Sale between Seller and Bidder. In no event will Sudduth Realty, Inc. be liable to Bidder for any damages arising out of or related to this Auction, The Contract for Purchase and Sale, or Seller's failure to execute or abide by the Contract for Purchase and Sale. Notwithstanding anything herein to the contrary, to the extent any warranties or representations may be found to exist, the warranties or representations are between Seller and Bidder. Sudduth Realty, Inc. may not be held responsible for the correctness of any such representation or warranties or for the accuracy of the description of the Property. Neither Seller nor Sudduth Realty, Inc. including its employees and agents, will be liable for any damage or injury to any property or person at or upon the Property. Any person entering on the Property assumes any and all risks whatsoever for their safety and for any minors or guests accompanying them. Seller and Sudduth Realty, Inc. expressly disclaim any "invitee" relationship and are not responsible for any defects or dangerous conditions on the Property, whether obvious or hidden. Seller and Sudduth Realty, Inc. are not responsible for any lost, stolen, or damaged property.
19. **AGENT OF SELLER.** The Auctioneer, Sudduth Realty, Inc. (and any appointed real estate agent, where applicable), is acting as a designated Seller's agent and not as an agent of the Buyer. The Buyer may be required to sign an Agency Agreement acknowledging that they are aware they are not receiving any representation.
20. **MEDIA RELEASE.** Bidder authorizes, and warrants that such Bidder has authority and consent to authorize, Sudduth Realty, Inc. to film, photograph, or otherwise record the voice or image of Bidder and any guest or minor accompanying Bidder at this Auction, and to use the films, photographs, recordings, or other information about the Auction, including the sales price of the Property, for promotional or other commercial purposes.
21. **REFUSAL OF SERVICE.** Sudduth Realty, Inc. may, in its sole discretion, reject, disqualify, or refuse any bid believed to be fraudulent, illegitimate, not in good faith, made by someone who is not competent, or made in violation of these Terms and Conditions or applicable law, and may further to refuse admittance to or expel anyone from the auction premises for interference with the Auction activities, nuisance, canvassing or any other reason deemed necessary by Sudduth Realty, Inc.
22. **FAIR HOUSING.** Sudduth Realty, Inc. is committed to compliance with all federal, state, and local fair housing laws, and will not discriminate against any person because of race, color, religion, national origin, sex, familial status, disability, or any other specific classes protected by applicable laws. Sudduth Realty, Inc. will allow reasonable accommodation or reasonable modification based upon a disability-related need.
23. **CONTACT INFORMATION.** Sudduth Realty, Inc. is committed to protecting your privacy and will only share personal information you provide with third parties for the purpose of improving our services or for providing notifications and marketing. You may opt out of any contact or notifications, or to have us remove your personal information by sending a request to our office at office@sudduthrealty.com.

Authentisign
Douglas Dotson

03/24/25

Seller

Date

Buyer

Date

Seller

Date

Buyer

Date



Sudduth
sudduthrealty



Real Estate Brokerage Relationships

Kansas law requires real estate licensees to provide the following information about brokerage relationships to prospective sellers and buyers at the first practical opportunity. This brochure is provided for informational purposes and does not create an obligation to use the broker's services.

Types of Brokerage Relationships: A real estate licensee may work with a buyer or seller as a seller's agent, buyer's agent or transaction broker. The disclosure of the brokerage relationship between all licensees involved and the seller and buyer must be included in any contract for sale and in any lot reservation agreement.

Seller's Agent: The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent. In order to function as a seller's agent, the broker must enter into a written agreement to represent the seller. Under a seller agency agreement, all licensees at the brokerage are seller's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a seller's agent and the supervising broker of the designated agent functions as a transaction broker.

Buyer's Agent: The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent. In order to function as a buyer's agent, the broker must enter into a written agreement to represent the buyer. Under a buyer agency agreement, all licensees at the brokerage are buyer's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a buyer's agent and the supervising broker of the designated agent functions as a transaction broker.

A Transaction Broker is not an agent for either party and does not advocate the interests of either party. A transaction brokerage agreement can be written or verbal.

Duties and Obligations: Agents and transaction brokers have duties and obligations under K.S.A. 58-30,106, 58-30,107, and 58-30,113, and amendments thereto. A summary of those duties are:

An Agent, either seller's agent or buyer's agent, is responsible for performing the following duties:

- promoting the interests of the client with the utmost good faith, loyalty, and fidelity
- protecting the client's confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the client to obtain expert advice
- accounting for all money and property received
- disclosing to the client all adverse material facts actually known by the agent
- disclosing to the other party all adverse material facts actually known by the agent

The transaction broker is responsible for performing the following duties:

- protecting the confidences of both parties
- exercising reasonable skill and care
- presenting all offers in a timely manner
- advising the parties regarding the transaction
- suggesting that the parties obtain expert advice
- accounting for all money and property received
- keeping the parties fully informed
- assisting the parties in closing the transaction
- disclosing to the parties all adverse material facts actually known by the transaction broker

Agents and Transaction Brokers have no duty to:

- conduct an independent inspection of the property for the benefit of any party
- conduct an independent investigation of the buyer's financial condition
- independently verify the accuracy or completeness of statements made by the seller, buyer, or any qualified third party.

General Information: Each real estate office has a supervising broker or branch broker who is responsible for the office and the affiliated licensees assigned to the office. Below are the names of the licensee providing this brochure, the supervising/branch broker, and the real estate company.

Mark W. Sudduth 03/24/25
Licensee

Mark W. Sudduth
Supervising/branch broker

Sudduth Realty Inc.
Real estate company name approved by the commission
Authentisign
Douglas Dotson 03/24/25
Buyer/Seller Acknowledgement (not required)

Approved by the Kansas Real Estate Commission on October 10, 2017

#2000
InstantForm



SGORIONPROD Expanded Appraisal Card

Parcel ID: 087-131-01-0-14-06-009.00-

Quick Ref: R120282

Tax Year: 2024 Run Date: 12/10/2024 3:50:33 PM

OWNER NAME AND MAILING ADDRESS

DOTSON GEORGE W JR ETUX
2643 N MERIDIAN
WICHITA, KS 67204-4627

PROPERTY SITUS ADDRESS

2643 N MERIDIAN AVE
WICHITA, KS 67204

LAND BASED CLASSIFICATION SYSTEM

Function: 1101 Single family re Sfx:
Activity: 1100 Household activities
Ownership: 1100 Private-free simple
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R
Property Type: RU-Urban Res Homesite
Living Units: 1
Zoning: SF-5
Multi-Zoning: N Non-Conforming: N
Neighborhood: 310.0 310.0
Economic Adj. Factor: /
Map / Routing: 0602 USD 259
School District: 00113808
Legacy ID:
Investment Class:
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

LOT 3
BLOCK 6
NORTHWEST HEIGHTS ADD.



131010140600900 05/09/2022

Image Date: 11/10/2022

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
Fronting: Residential Street - 4
Location: Neighborhood or Spot - 6
Parking Type: On and Off Street - 3
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
09/06/2018	12:40 PM	17	RE	543/513		
08/14/2018	4:55 PM	11	RE	521		
07/23/2013	11:06 AM	11	RE	521		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
19-RS0717	5,600	Roof	04/16/2019	C	100
22884	5,832		10/15/1999	C	100

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	26,300	105,200	131,500
Total	26,300	105,200	131,500

2023 APPRAISED VALUE

Cls	Land	Building	Total
R	26,300	95,500	121,800
Total	26,300	95,500	121,800

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
-------	-------	-------------

MARKET LAND INFORMATION

Size	Type	AC/SF	Eff	FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	\$/Unit	Value Est
Sqft	1-Primary Site - 1													R0159	20,000.00	1.27	0.32	0.32	1.15	26,300

Total Market Land Value

26,300

03/24/25

Douglas Dotson



Parcel ID: 087-131-01-0-14-06-008-00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R120282

Tax Year: 2024 Run Date: 12/10/2024 3:50:33 PM

DWELLING INFORMATION

Situs: 2843 N MERIDIAN AVE WICHITA, KS 1
Res Type: 1-Single-Family Residence
Quality: 3.00-AV
Year Bilt: 1950 Est:
Eff Year:
MS Style: 1-One Story
LBCS Struct: 1110-Detached SFR unit
No. of Units:
Total Living Area: 1,310
Calculated Area: 1,310
Main Floor Living Area: 1,310
Upper Floor Living Area Pct:
CDU: AV-

COMP SALES INFORMATION

Arch Style: 02-Ranch
Bsmt Type: 3-Partial - 3
Total Rooms: 5
Family Rooms: 1
Full Baths: 1
Garage Cap:
Foundation: Concrete - 2
Model/Mkt Area: 03
Bedrooms: 2
Half Baths:

CALCULATED VALUES

Cost Land: 26,300
Cost Building: 112,120
Cost Total: 138,420
Ag Use Land: 0
Ag Buildings: 0
Misc. Buildings: 0
Manufactured Homes: 0
Income Value: 0
Market Value: 162,400
MRA Value: 148,000
Weighted Estimate: 160,900
New Construction: 0
Indexed Value: 0

IMPROVEMENT COST SUMMARY

Dwelling RCN: 209,070
Percent Good: 46
Mkt Adj: 103
Building Value: 99,060
Other Improvement RCN: 20,440
Other Improvement Value: 13,060
Eco Adj: 100

FINAL VALUES

Value Method: OVR
Land Value: 26,300
Building Value: 105,200
Final Value: 131,500
Prior Value:

OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCls	Rank	Qty	Yr Bilt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	% Comp	RCN	%Gd	Value
152	Residential Garage - Detac	D	1.00	1	1999			768	112	8	32 X 24	1	3	3					20,440	62		13,060

DWELLING COMPONENTS

No.	Code	Units	Pct	Quality	Year
1	102-Frame, Metal or Vinyl Siding		100		
2	208-Composition Shingle		100		
3	351-Warmed & Cooled Air		100		
4	402-Automatic Floor Cover Allowance				
5	601-Plumbing Fixtures	5			
6	602-Plumbing Rough-ins	1			
7	622-Raised Subfloor	1,310			
8	641-Single 1-Story Fireplace	1			
9	701-Attached Garage	352			
10	801-Total Basement Area	480			
11	802-Minimal Finish Area	480			

DWELLING COMPONENTS

No.	Code	Units	Pct	Quality	Year
12	901-Open Slab Porch	143		3.00	1953
13	905-Raised Slab Porch with Roof	84		1.00	
14	915-Enclosed Wood Deck, Solid Wall	198			

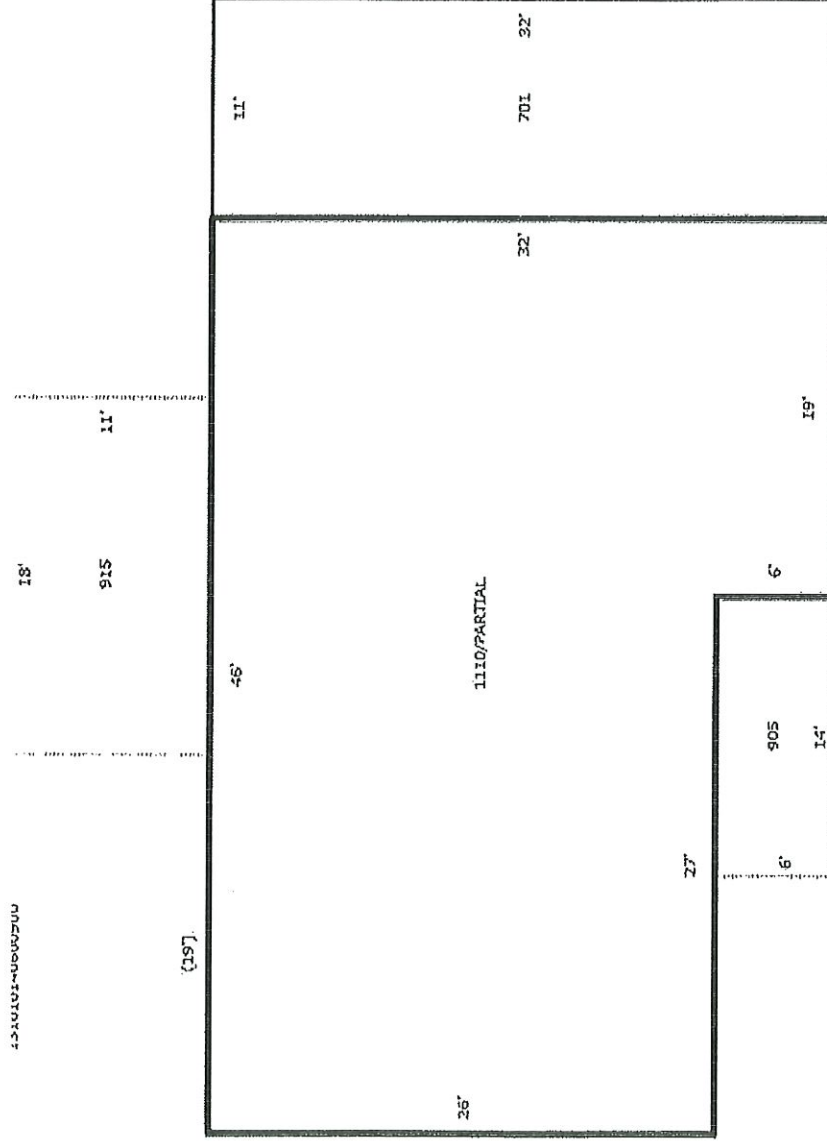


Parcel ID: 087-131-01-0-14-06-009.00-


SGORIONPROD Expanded Appraisal Card

Tax Year: 2024 Run Date: 12/10/2024 3:50:33 PM

Síius: 2643 N MERIDIAN AVE WICHITA, KS 67204



Sketch by Anne Smith

 Home

2643 N MERIDIAN AVE WICHITA

Property Description

Legal Description	LOT 3 BLOCK 6 NORTHWEST HEIGHTS ADD.
Owner	DOTSON GEORGE W JR ETUX
Mailing Address	2643 N MERIDIAN WICHITA KS 67204-4627
Geo Code	A 13772
PIN	00113808
AIN	131010140600900
Tax Unit	6702 001 WICHITA U-259
Land Use	1101 Single family detached dwelling
Market Land Square Feet	22,799
2024 Total Acres	.52
2024 Appraisal	\$131,500
2024 Assessment	\$15,123

Assessment Values

Year	Class	Land	Improvements	Total	Change
2024	Residential	\$3,025	\$12,098	\$15,123	+8%

Residential Structure Characteristics

Year Built	1950
Bedrooms	2
Living Sq. Ft.	1,310
Full Baths	1
Half Baths	
Architectural Style	Ranch
Basement Sq. Ft.	480
Finished Basement Sq. Ft.	480
Basement Type	Partial - 3

Condition AVERAGE -

More Details [View the Property Record Card for full property details *](#)

* Information on the property card is as of January 1st

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2024	Residential	\$26,300	\$105,200	\$131,500	+8%
2023	Residential	\$26,300	\$95,500	\$121,800	
2022	Residential	\$24,800	\$97,000	\$121,800	+6%
2021	Residential	\$19,800	\$95,100	\$114,900	+6%
2020	Residential	\$19,800	\$88,600	\$108,400	+6%
2019	Residential	\$19,800	\$82,500	\$102,300	+3%
2018	Residential	\$20,300	\$78,600	\$98,900	
2017	Residential	\$19,200	\$79,700	\$98,900	-1%
2016	Residential	\$19,200	\$80,700	\$99,900	+2%
2015	Residential	\$19,200	\$78,600	\$97,800	
2023	Residential	\$3,025	\$10,983	\$14,008	+0%
2022	Residential	\$2,852	\$11,155	\$14,007	+6%
2021	Residential	\$2,277	\$10,937	\$13,214	+6%
2020	Residential	\$2,277	\$10,189	\$12,466	+6%

2019 Residential \$2,277 \$9,488 \$11,765 +3% 2018 Residential \$2,335 \$9,039 \$11,374

2017 Residential \$2,208 \$9,166 \$11,374 -1% 2016 Residential \$2,208 \$9,281 \$11,489 +2%

2015 Residential \$2,208 \$9,039 \$11,247

2024 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$5.00
Totals:		\$0.00	\$0.00	\$5.00

2025 Through Payout Special Assessments

Project	Description	Begin Yr.	End Yr.	Principal	Interest	Total
6721 A	FRONT STREET PAVING -- MERIDIAN 44161	1999	2013	\$0.00	\$0.00	\$0.00
Totals:				\$0.00	\$0.00	\$0.00

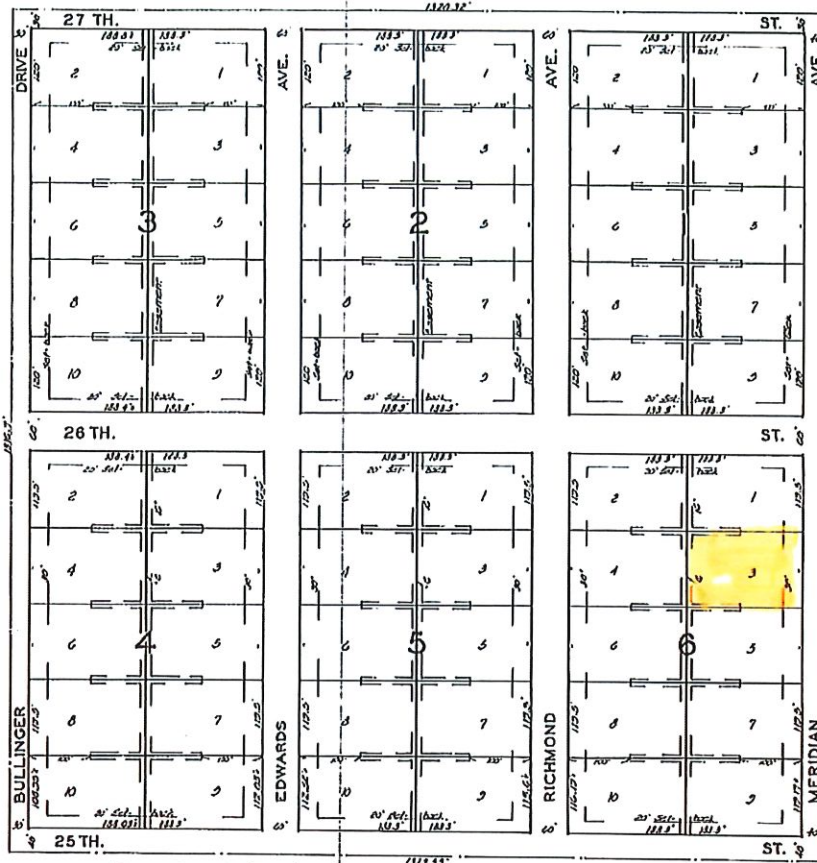
Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2024	114.404000	\$1,557.62	\$5.00	\$0.00	\$0.00	\$1,562.62	\$0.00	\$1,562.62
2023	115.185000	\$1,516.77	\$8.38	\$0.00	\$0.00	\$1,525.15	\$1,525.15	\$0.00
2022	115.114000	\$1,520.39	\$8.38	\$0.00	\$0.00	\$1,528.77	\$1,528.77	\$0.00
2021	116.142000	\$1,488.69	\$7.90	\$0.00	\$0.00	\$1,496.59	\$1,496.59	\$0.00
2020	116.599000	\$1,407.54	\$7.80	\$0.00	\$0.00	\$1,415.34	\$1,415.34	\$0.00
2019	116.788000	\$1,328.02	\$7.80	\$0.00	\$0.00	\$1,335.82	\$1,335.82	\$0.00
2018	117.213000	\$1,287.19	\$5.88	\$0.00	\$0.00	\$1,293.07	\$1,293.07	\$0.00
2017	117.293000	\$1,288.08	\$5.88	\$5.39	\$0.00	\$1,299.35	\$1,299.35	\$0.00
2016	117.201000	\$1,300.52	\$4.88	\$5.23	\$0.00	\$1,310.63	\$1,310.63	\$0.00
2015	119.847000	\$1,301.92	\$4.88	\$2.18	\$0.00	\$1,308.98	\$1,308.98	\$0.00

NORTHWEST HEIGHTS

SEDGWICK COUNTY, KANSAS.

OT 1 ON



State of Kansas } ss. I, Clyde M. Baughman, County
Sedgwick County } Surveyor in and for said county and state do hereby
by certify that I have surveyed and plotted
"NORTHWEST HEIGHTS" Sedgwick County, Kansas,
and that the accompanying plat is a true and
correct exhibit of the property surveyed and
described as follows: The S.E. 1/4 of the N.E. 1/4
of Sec. 1-Twp 27-S; R-1-W of the 6th RM.

Clyde M. Baughman, Surveyor

Know all men by these pres-
ents that we, Luis A. Casado and Vera J. Casado,
his wife, and Jesse L. Graham and Iris L.
Graham, his wife, have caused the land de-
scribed in the surveyors certificate to be
plotted into lots, blocks and streets to be
known as "NORTHWEST HEIGHTS" Sedgwick
County, Kansas. Easements are hereby granted
as indicated on the plat for the construction
and maintenance of all public utilities. The
streets are hereby dedicated to and for the
use of the public.

Luis A. Casado _____
Vera J. Casado _____
Jesse L. Graham _____
Iris L. Graham _____

State of Kansas } ss. Be it remembered that
on this 6th day of October 1950, before me,
a notary public in and for said county and
state came Luis A. Casado and Vera J. Casado,
his wife and Jesse L. Graham and Iris L.
Graham, his wife, to me known to be the
same persons who executed the foregoing
instrument of writing and duly acknowledged
the execution of the same as their voluntary
act and deed. In testimony whereof I have
hereunto set my hand and affixed my no-
tarial seal the day and year above written.

A. J. Casado, Notary Public
My Commission Expires May 24, 1954

This plat of "NORTHWEST
HEIGHTS" Sedgwick County, Kansas, has been
submitted to and considered by the City Plan-
ning Commission of Wichita, Kansas and is
hereby transmitted to the Board of City Comm-
missioners with the recommendation that such
plat be approved as proposed, dated this
5th day of September 1950.
The City Planning Commission of Wichita,
Kansas.

John W. Fawcett, Chairman
City Commissioners
Approved by the Board of
City Commissioners this 11th day of
September 1950.

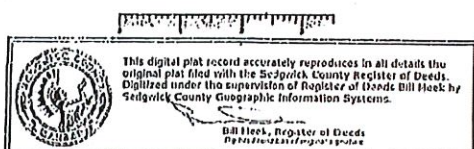
Approved by the Board of
City Commissioners this 11th day of
September 1950.
Eugene L. Schuler, Mayor
City Clerk

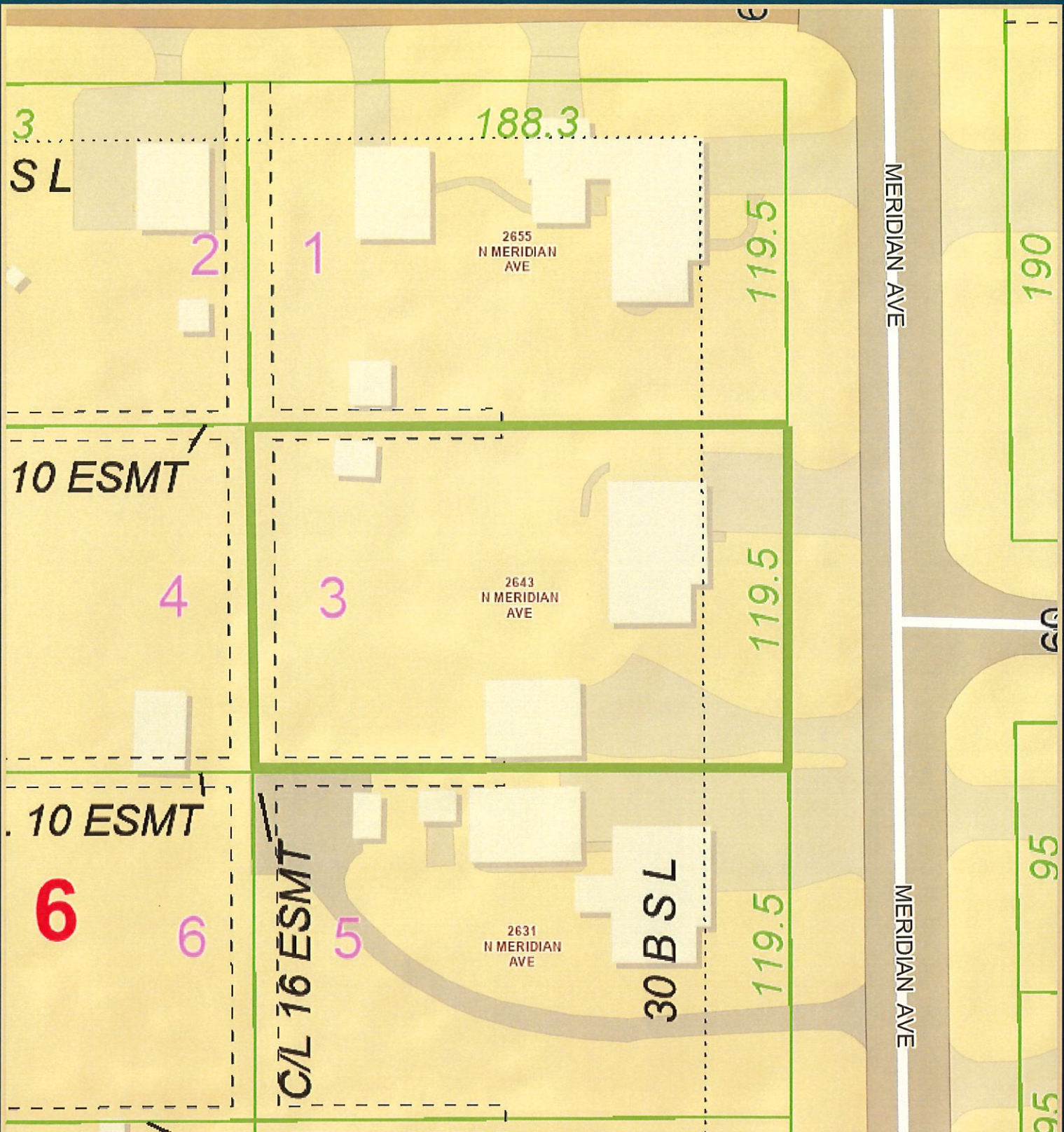
Note: Showing Survey Easements
and 10' wide, 8' wide and 10' wide
of lot lines.
Approved by the Board of
County Commissioners this 14th day of
October 1950.
Edw. Schumacher, County Clerk
Entered on transfer records
this 16th day of September 1950.
Edw. Schumacher, County Clerk

State of Kansas } ss. This is to certify that
Sedgwick County } this instrument was filed for record in the
office of the Register of Deeds on the
16th day of October 1950, at 10:10
o'clock A.M. and is duly recorded.

Edw. Schumacher, Register of Deeds.

NO 4 10





Geographic Information Services

Sedgwick County...
working for you

Date: 3/17/2025

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

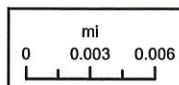
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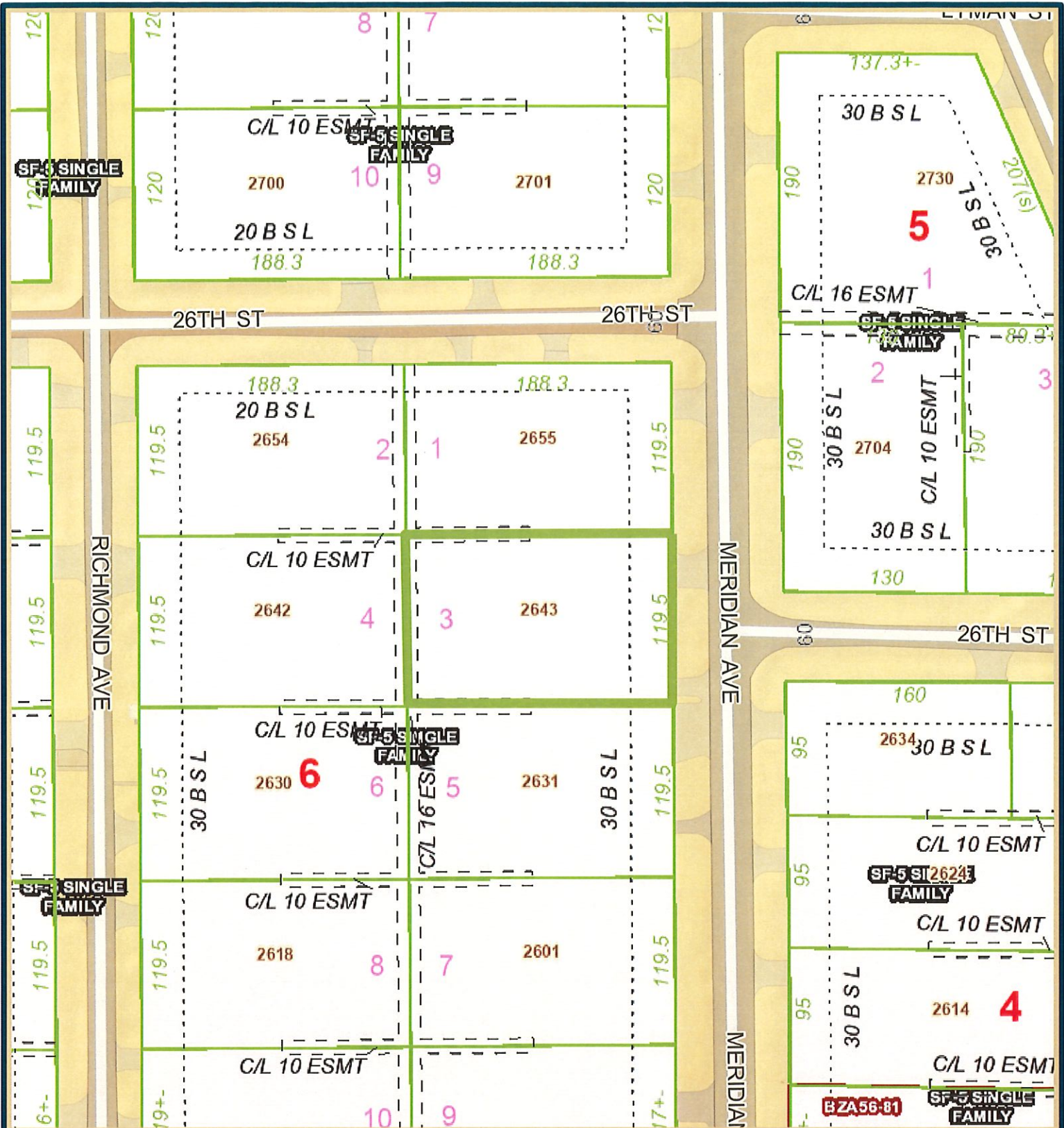
My Map

Sedgwick County, Kansas



1:564





Geographic Information Services
Sedgwick County...
working for you

Date: 3/17/2025

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

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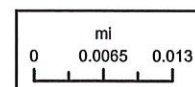
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My Map

Sedgwick County, Kansas



1:1,128



SERVICE REPORT

WORK ORDER:

6056

DATE: 03/27/2025

CUSTOMER: Cindy Dotson-Patterson (AR#:PATT017)
STREET: 2643 N Meridian
CITY: Wichita, KS 67204
CONTACT: Cindy

DESCRIPTION: 316-350-6042 PM wants both AC & furnace serviced, they will be selling the home Quoted \$204 for both to be serviced System is 10
CALL TYPE: 480 HVAC Residential
TROUBLE REPORTED: Ct&S Cool X 1
WORK PERFORMED: Serviced both furnace and AC, checked electrical components and checked refrigerant charge and overall operation, system is worki my fine as of now, both heat and cool, it is a bit old as well.

Readings and findings:

Amperage draw:

Blower motor: 5.48A

Condenser fan motor: 1.5A

Compressor: 17.7A

Contactor coil resistance: 16 ohms

Refrigerant vapor saturation temperature is over 32 degrees

Temperature drop for cooling is 20 degrees

Temperature rise for heat is about 45 degrees

New capacitor for compressor: \$189.63

New condenser fan motor: \$622.84

Hard start kit: \$232.52 Steve Solis on Mar 27, 2025

PARTS				
QUANTITY	PART NUMBER	DESCRIPTION	UNIT	TOTAL
1	Flat Rate	CTS-C1 Clean Test and Start System Cooling Mode	--	\$109.00
1	Flat Rate	CTS-H1 Clean Test and Start System Heating Mode	--	\$95.00

LABOR				
DATE	LABOR	TECHNICIAN/DESC	UNIT	TOTAL

SALE AMOUNT \$204.00
SALES TAX \$0.00
BALANCE \$204.00

IS JOB COMPLETE? **Yes**



Mold Notice, Disclosure, and Disclaimer

(Buyer and Seller)

Property Address: 643 N Meridian Wichita KS 67204

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

Authentisign
Douglas Dotson 03/24/25

Seller Date

Buyer Date

Seller Date

Property Address: 2643 N Meridian Wichita KS 67204

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (Initial)

(c) ☐ Purchaser has received copies of all information listed above.

(d) ☐ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

(f) ☒ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>Douglas Dotson</u>	<u>03/24/25</u>		
Seller	Date	Seller	Date
<u>Mark Sudduth</u>	<u>03/24/25</u>		
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date