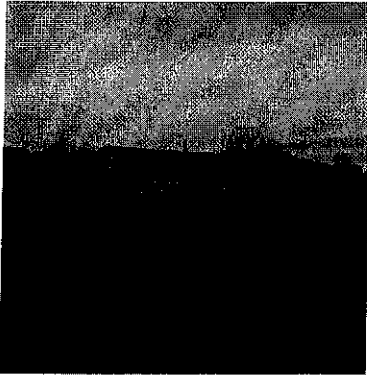


Click photo to enlarge or view multi-photos.



P M T

MLS #	532414	AG Bedrooms	3
Status	Active	Total Bedrooms	3.00
Type	Single Family OffSite Blt	AG Full/Half Bath	2 / 1
Address	5499 SW Kansa Rd	T Full/T Half/T Baths	2 / 1 / 3
Address 2		Approx AGLA/Src	2741 / Appraiser
	El Dorado , KS 67042	Approx BFA/Src	0.00 / Court House
County	Butler	Approx TFLA	2,741
Area	B01 - NW Suburban BTL	Garage Size	2
Subdivision	RURAL	Original Price	\$0
Asking Price	\$0	Levels	One Story
Elem School	Towanda	Basement	None
Middle School	Towanda	Approximate Age	11-20
High School	Circle	Year Built	2005
Lot Size/SqFt	1742400	Acreage Range	10.01 or More
Sale/Rent/Auctl...	Auction	Number of Acres	40.00

General Info

Level	Room Type	Dimensions	Floor	Est. Completion Date	Potential Short Sale
M	Master Bedroom	14x14	Lami...	Builder	
M	Living Room	15x20	Lami...	Virtual Tour	
M	Kitchen	14x21	Lami...		
M	Bedroom	12x12	Lami...		
M	Bedroom	12x12	Vinyl		
M	Family Room	24x20	Vinyl	AG OTHER ROOMS	Family Room-Main Level, Mud Room
M	Dining Room	10x10	Lami...	Legal	SEC 32, TWP26, Rng05E S1/2 S1/2 NW1/4
				Directions	From Ohio St E on SW 60th 3.5 miles to Kansa N to home. From SW 20th S on Boyer 3.5 miles west on 55th to home.
				Old Total Baths	2.50

Features

APPLIANCES Dishwasher, Disposal, Microwave, Range/Oven
BASEMENT FINISH None
EXTERIOR AMENITIES In Ground Pool, Swimming Pool Equipment, Ag Outbuilding(s), Detached Finish Area, Corral, Patio, Covered Patio, Guttering, Horses Allowed, Security Light, Sidewalks, Storage Building(s), Storm Door(s), Storm Windows/Ins Glass, Outbuildings
INTERIOR AMENITIES Ceiling Fan(s), Closet-Walk-in, Vaulted Ceiling, Wet Bar, Window Coverings-All, Wood Laminate

ARCHITECTURE Mobile-Perm Foundation
EXTERIOR CONSTRUCTION Frame
LOT DESCRIPTION River/Creek, Wooded
COOLING Central, Electric
KITCHEN FEATURES Desk, Eating Bar, Island, Pantry, Range Hood, Electric Hookup
MASTER BEDROOM Master Bdrm on Main Level, Sep. Tub/Shower/Mstr Bdrm
LAUNDRY Main Floor, 220-Electric
BASEMENT / FOUNDATION None
OWNERSHIP Individual
FLOOD INSURANCE Unknown
ROOF Composition
FRONTAGE Unpaved Frontage
HEATING Forced Air, Propane-Leased
FIREPLACE One, Family Room, Woodburning
DINING AREA Eating Space in Kitchen, Formal
UTILITIES Lagoon, Propane Gas, Rural Water
GARAGE Attached, Detached, Opener, Oversized
POSSESSION At Closing
DOCUMENTS ON FILE Sellers Prop. Disclosure

Taxes & Financing

Assumable Y/N	No	General Property Taxes	\$4,185.00	General Tax Year	2016
Yearly Specials	\$0.00	Total Specials	\$0.00	Currently Rented Y/N	No
Yearly HOA Dues		HOA Initiation Fee		Earnest \$ Deposited With	Kansas Secured Title

Auction Info

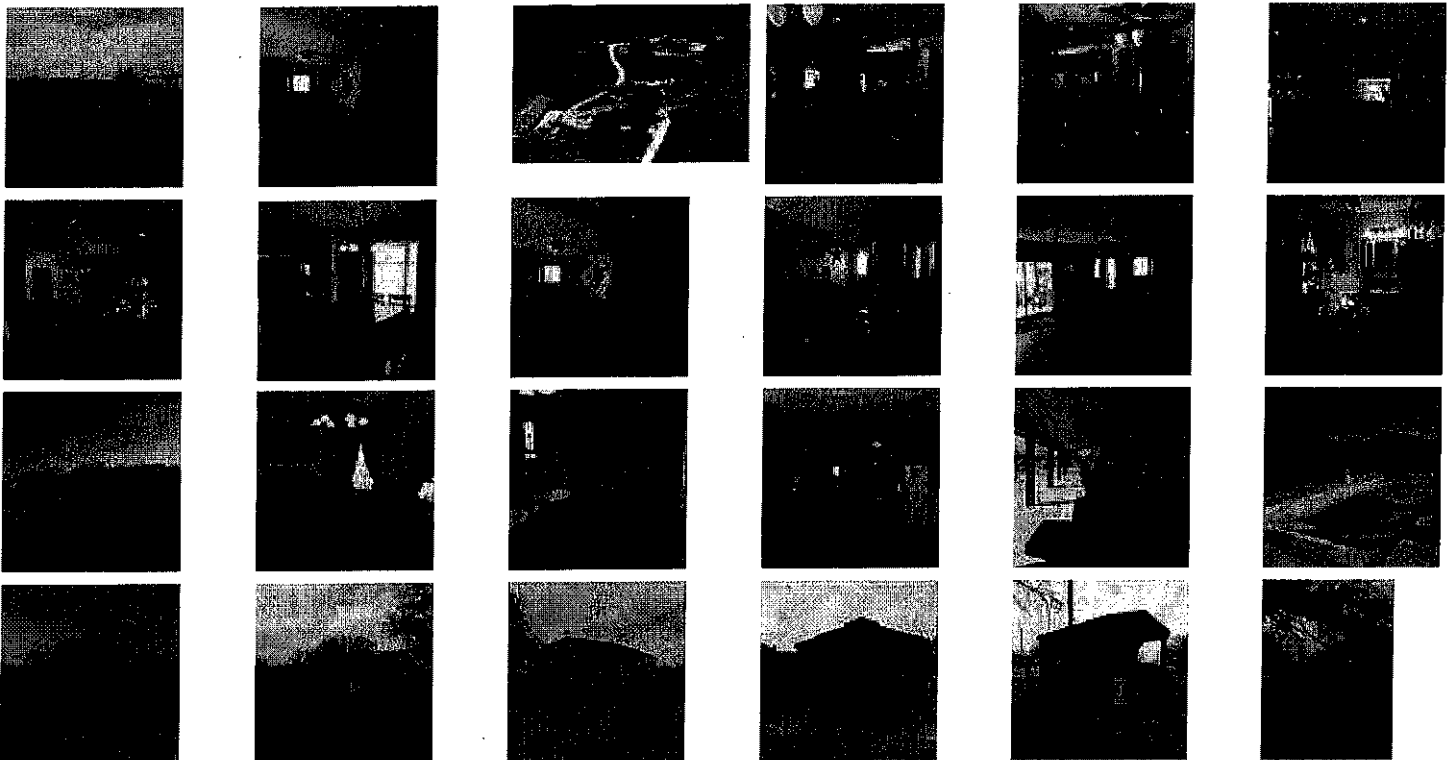
Auction Location	5499 SW Kansa	Type of Auction Sale	Absolute	Method of Auction	Live Only	Auction Offering	Real Estate & Personal Property
1 - Open for Preview		1 - Open/Preview Date		Auction Date	4/22/2017	Auction Start Time	10:00am
2 - Open for Preview		2 - Open/Preview Date		1 - Open Start Time		1 - Open End Time	
3 - Open for Preview		3 - Open/Preview Date		2 - Open Start Time		2 - Open End Time	
Broker Registration Req	Yes	Earnest Amount %/\$	10.00	3 - Open Start Time		3 - Open End Time	
Earnest Money Y/N	Yes	Personal Property	Tractors, trailers, atv's, truck, tools, furniture, tack.	Buyer Premium Y/N	Yes	Premium Amount	10.00
Terms of Sale	Sold As Is 10% down, balance at closing.						

Sold

How Sold	Pending Date	Includes Lot Y/N
Net Sold Price	Closing Date	Previously Listed Y/N
Sale Price		Short Sale Y/N

Comments

Public Remarks Selling at ABSOLUTE Auction Saturday April 22nd 10:00 AM. Bruce and Martie Millers Rock Valley Ranch. Located at 5499 SW Kansa between Augusta and El Dorado, this 40 Acre horse ranch is an unbelievable beauty. It is private and nestled over a hill with Purity Spring creek running along behind the hay barn. The home is 2741 sq ft and includes 3 bedrooms 2 1/2 baths a huge 24X20 family room with a stone fireplace and custom wet bar, 2 car attached garage with a separate climate controlled hobby shop, large the kitchen is huge and has an island, stainless steel appliances and desk with eating space. There is a formal dining room, large living room and master bedroom with separate whirlpool tub and shower. You have to see the covered back patio, it is 72' long with stereo speakers, lighting and overlooks the in ground pool with slide, behind the home off the patio is purity spring creek frequented daily by deer, turkey and other wildlife. Several fenced pasture areas, this property is ready for you. Bruce and Martie have improved this ranch to perfection and now need to down size, after years of love and care they are ready to turn their home over to a new owner. This Absolute Auction is your most likely chance at a turnkey home and horse farm to be proud of for years to come.. 27X104 Wick Out Building with 4 overhead doors, openers, concrete floors, industrial lighting, full electric and an office area with plumbing for a bath., 30X50 Cleary Shop finished with concrete floor 220 electric service, industrial lighting, work benches, 16'X8" overhead door and man door. 30X62 Horse barn with 5 stalls a birthing stall, drive through doors , hay feeders, water , lights and hay storage. 2016 Taxes - \$4185 Everything is selling tractors, truck, trailers, equipment, ATV, Honda 4X4, tools, furniture, horse tack, western/ country decorations everything is in top shape.



This information is not verified for authenticity or accuracy and is not guaranteed. You should independently verify the information before making a decision to purchase.
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Realty Executives Sudduth Realty, Inc.

608 State Street, Augusta, KS 67010
316-775-7717

BUYER REGISTRATION AGREEMENT

Address: 5499 SW Kansas Rd El Dorado, KS 67042

Saturday, April 22nd, 2017 10:00am

This form MUST be completed in order to bid on the aforementioned Real Estate. It is understood that a 10% Buyers Premium (Commission) will be added to the established Contract sales price and charged to the Buyer(s) at closing payable to Realty Executives Sudduth Realty & Auctions, Inc. and made part of the final HUD1 Settlement Statement. For example, a bid of \$100,000 will be assessed a \$10,000 Buyer's Premium payable at closing by Buyer(s). It is understood and hereby accepted by any and all potential Buyer(s) by signing below.

Property is being sold on an "AS IS – WHERE IS" basis. It is the responsibility of you the Buyer to insure that you understand the conduct of the Auction and have completed any and all desired inspections prior to the Auction.

BUYER SIGNATURE DATE PRINT NAME PHONE #

BUYER SIGNATURE DATE PRINT NAME PHONE #

ADDRESS

CITY, STATE, & ZIP

E-MAIL ADDRESS

Where did you hear about this auction?

_____ Email _____ Wichita Eagle _____ Butler County Times Gazette
_____ Facebook _____ Internet _____ Wichita Business Journal
_____ Sign _____ Mail
_____ Other _____



The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent. The seller's agent is responsible for performing the following duties:

- Promoting the interests of the seller with utmost good faith, loyalty and fidelity;
- Protecting the seller's confidences, unless disclosure is required;
- Presenting all offers in a timely manner;
- Advising the seller to obtain expert advice;
- Accounting for all money and property received;
- Disclosing to the seller all adverse material facts about the buyer that the agent knows; and
- Disclosing to the buyer all adverse material facts actually known by the agent, including:
 - Environmental hazards affecting the property that are required to be disclosed;
 - The physical condition of the property;
 - Any material defects in the property, or in the title to the property; and
 - Any material limitation on the seller's ability to complete the contract.

The seller's agent has no duty to:

- Conduct an independent inspection of the property for the benefit of the buyer, or
- Independently verify the accuracy or completeness of any statement by the seller or any qualified third party.

Designated Seller's Agent

The designated agent is a seller's agent who has been designated by the broker to represent the seller to the exclusion of all other licensees affiliated with the firm. The designated agent performs all the duties of a seller's agent, while the other agents in the firm perform the duties of a transaction broker, unless they have a buyer agency agreement.

Buyer

Buyer

Buyer's Agent

The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent. The buyer's agent is responsible for performing the following duties:

- Promoting the interests of the buyer with utmost good faith, loyalty and fidelity;
- Protecting the buyer's confidences, unless disclosure is required;
- Presenting all offers in a timely manner;
- Advising the buyer to obtain expert advice;
- Accounting for all money and property received;
- Disclosing to the buyer all adverse material facts that the agent knows; and
- Disclosing to the seller all adverse material facts actually known by the agent, including all material facts concerning the buyer's financial ability to perform the terms of the transaction.

The buyer's agent has no duty to:

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

Designated Buyer's Agent

The designated agent is a buyer's agent who has been designated by the broker to represent the buyer to the exclusion of all other licensees affiliated with the firm. The designated agent may show properties listed by other agents in the designated agent's firm. The designated agent performs all duties of a buyer's agent, while the other agents in the firm perform the duties of a seller's agent or a transaction broker.

Transaction Broker

The transaction broker is not an agent for either party, so the transaction broker does not advocate the interests of either party. The transaction broker is responsible for performing the following duties:

- Protecting the confidences of both parties, including the following information:
 - The fact that a buyer is willing to pay more;
 - The fact that a seller is willing to accept less;
 - The factors that are motivating any party;
 - The fact that a party will agree to different financing terms; and
 - Any information or personal confidences about a party that might put the other party at an advantage.
- 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 buyer all adverse material facts actually known by the transaction broker, including the following:
 - Environmental hazards affecting the property that are required to be disclosed;
 - The physical condition of the property;
 - Any material defects in the property or in the title to the property;
 - Any material limitation on the seller's ability to complete the contract.
- Disclosing to the seller all adverse material facts actually known by the transaction broker, including all material facts concerning the buyer's financial ability to perform the terms of the transaction.

The transaction broker has 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.

Seller's Property Disclosure

(To be completed by Seller)

This report supersedes any list appearing in the MLS

Property Address: 5499 S.W. Kansas Rd El Dorado Ks 67042

Seller: BRUCE AND MARTHA MILLER

Date of Purchase: _____

Message to the Seller: This statement is a disclosure of the condition of the above described Property known by the SELLER on the date that it is signed. It is not a warranty of any kind by the SELLER(S) or any real estate licensees involved in this transaction, and should not be accepted as a substitute for any inspections or warranties the BUYER(S) may wish to obtain. If you know something important about the Property that is not addressed on the Seller's Property Disclosure, add that information to the form. Prospective Buyers may rely on the information you provide.

Instructions: (1) Complete this form yourself. (2) Answer all questions truthfully and as fully as possible. (3) Attach all available supporting documentation. (4) Use explanation lines as necessary. (5) If you do not have the personal knowledge to answer a question, use the comment lines to explain.

By signing below you acknowledge that the failure to disclose known material information about the Property may result in liability.

Message to the Buyer: Although Seller's Property Disclosure is designed to assist the SELLER in disclosing all known material (important) facts about the Property, there are likely facts about the Property that the SELLER does not know. Therefore, it is important that you take an active role in obtaining the information about the Property.

Instructions: (1) Review this form and any attachments carefully. (2) Verify all important information. (3) Ask about any incomplete or inadequate responses. (4) Inquire about any concerns not addressed on the Seller's Property Disclosure. (5) Obtain professional inspections of the Property. (6) Investigate the surrounding area.

THE FOLLOWING ARE REPRESENTATIONS OF THE SELLER(S) AND ARE NOT INDEPENDENTLY VERIFIED BY THE BROKER(S) OR AGENTS(S).

PART I

APPLIANCES					ELECTRICAL						
None	Does Not Transfer	TRANSFERS TO BUYER			Indicate the condition of the following items by marking only one appropriate box.	None	Does Not Transfer	TRANSFERS TO BUYER			Indicate the condition of the following items by marking only one appropriate box.
		Working	Not Working	Don't Know				Working	Not Working	Don't Know	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke/Fire Detectors
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Light Fixtures
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Oven <i>CONNECTION</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Switches/Outlets
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Range (Circle One) Gas <u>Electric</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceiling Fan(s) <i>Remote controlled</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bathroom Vent Fan(s)
					Built in (Circle One) <u>YES</u> NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Telephone Wiring/Blocks/Jacks
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Range Hood	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Door Bell <i>PORTABLE</i>
					Vented Outside (Circle One) <u>YES</u> NO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Intercom
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen Refrigerator	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage Door Opener
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clothes Washer	# of Remotes: _____ Keypad Entry: (Circle One) <u>YES</u> NO					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clothes Dryer <i>NO'S INCLUDED</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Wiring
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copper Wiring
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	220 Volt
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exterior Attached Gas Grill						Service Panel Total Amps
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: <i>wire router</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Security System
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: <i>Refrigerator in Bac</i>						(Circle One) Own Rent/Financed
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____						Company
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	Comments: <i>DRIVE WAY ALARM - WIRE/LESS</i>					

WATER/SEWAGE SYSTEMS (See Part II Also)					
None	TRANSFERS TO BUYER			Indicate the condition of the following items by marking only one appropriate box.	
	Does Not Transfer	Working	Not Working		Don't Know
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sewage Systems
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump Pump
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Backup Sump Pump/Battery
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing
Type					
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Heater (Circle One) Elect <u>Gas</u>
Size & Age					
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Instant Hot Water <u>condemned at BART</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Softener
(Circle One) Own Rent/Lease Company					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Purifier/Reverse Osmosis
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Underground Sprinkler System
Backflow Device (Circle One) YES NO					
Date Last Tested or Inspected					
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool Equipment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hot Tub/Spa

HEATING & COOLING SYSTEMS					
None	TRANSFERS TO BUYER			Indicate the condition of the following items by marking only one appropriate box.	
	Does Not Transfer	Working	Not Working		Don't Know
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cooling System
Type					
Age					
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heating System
Type					
Age					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Window/Wall Air Conditioning Units
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electronic Air Filter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Humidifier
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace Insert
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wood burning Stove
2015 Chimney/Flue - Date Last Cleaned					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gas Log Lighter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Whole House Attic Fan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar Equipment
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Propane Tank
(Circle One) Own Rent/Lease Company <u>Ferris GAS</u>					

Comments:

Comments:

MEDIA

Comments:

Any Additional Comments for Part I:

Heat
 2 Central Air Units
 Appliances have all been under Sears Appliance Warranty
 Barn Camera
 2 Dust to Dawn lights - Barn one owned - other wester
 Has 3 metal shops - Barn - House
 2 Hot water heaters
 Gazebo
 Raised Garden

None	TRANSFERS TO BUYER			Indicate the condition of the following items by marking only one appropriate box.	
	Does Not Transfer	Working	Not Working		Don't Know
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satellite Dish <u>Direct TV</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	# of Rcvrs/Remotes
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Attached Antennas
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cable TV Wiring/Jacks
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Attached Television Mount(s)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Projector(s) <u>> needs wired</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Projector Screen(s)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Surround Sound Speakers
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wired for Surround Sound <u>Rec Room - PATRO</u>

Comments:



PART II

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 1 STRUCTURAL FOUNDATION/WALLS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any exterior walls covered with Exterior Insulation & Finish System (synthetic stucco)? If YES, are you aware of any adverse conditions? _____
			Indicate all that apply: <input type="checkbox"/> Basement <input checked="" type="checkbox"/> Crawl Space <input type="checkbox"/> Slab
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are there any structural engineer's report(s) available? If YES, Date of Report: _____ Copy Attached? (Mark One): <input type="checkbox"/> YES <input type="checkbox"/> NO
<i>To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)</i>			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Movement, shifting, deterioration or other problems with walls or foundation?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cracks or flaws in the walls, floors or foundation?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Problems with driveways, walkways, patios, retaining walls, party walls?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Problems with operation of windows or doors, or broken seals?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any corrective actions to items in this section? (Example - Piering, bracing, etc.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any transferable warranties? Date: _____ (If YES, explain below and attach copy.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is there insulation in the walls?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is there insulation in the floors?
Additional Comments:			

YES	NO	DON'T KNOW	SECTION 2 ROOF/INSULATION
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Age: _____ Type: <u>40 yr Heritage Composition</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To your knowledge, are there any <input type="checkbox"/> PAST <input type="checkbox"/> PRESENT roof leaks? (Mark One) If any, identify details below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	During your ownership, has the roof ever been <input checked="" type="checkbox"/> REPLACED? <input type="checkbox"/> REPAIRED? (Mark One) If YES, Date: _____ (Identify details below.)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are there any transferable warranties? Date: _____ (If YES, explain below and attach copy.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Do you know of any problems with chimneys or chases? (If YES, explain below.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Do you know of any problems with roof, roof structure or rain gutters? (If YES, explain below.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is there insulation in the ceiling/attic?
Additional Comments:			

YES	NO	DON'T KNOW	SECTION 3 MOLD/MILDEW
According to the EPA, molds are part of the natural environment. Molds reproduce by means of tiny spores that are invisible to the naked eye, and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. Inhaling or touching mold spores may cause allergic reactions in sensitive individuals.			
<i>To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)</i>			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Presence of any mold/mildew in the property?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any problems created by mold or mildew for occupants of the structure during your ownership?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have you had any inspections for mold or mildew? If YES, Date: _____ (If YES, explain below.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have you received any reports pertaining to mold or mildew on or within the structure? (If YES, attach.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Has the property had any professional mold remediation during your ownership? If YES, Date: _____
Additional Comments:			

53 (Rev 6/15) BUYER'S INITIALS: DJ/ON Pg 3 of 7 SELLER'S INITIALS: _____



109

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

110

Attach all relevant documentation for further explanation, including any and all repair reports.

111

YES	NO	DON'T KNOW	SECTION 7
-----	----	------------	-----------

112

ENVIRONMENTAL CONDITIONS

113

Is the property located in a subdivision with a master drainage plan?

114

IF YES, is the property in compliance?

115

Has the property ever had any drainage problems during your ownership? (If YES, explain below.)

116

Are there any producing or non-producing gas/oil wells on the property or adjacent property?

117

Do mineral rights convey to buyer? If NO, please define:

118

Groundwater contamination has been detected in several areas in the State of Kansas.

119

Are you aware of groundwater contamination or other environmental concerns?

120

Any reports or records pertaining to groundwater contamination or other environmental concerns?

121

Are there any diseased or dead trees and shrubs?

122

To your knowledge, are any of the following substances, materials, products on the real property? (YES or NO Only.)

123

Asbestos

124

Contaminated soil or water (including drinking water)

125

Landfill or buried materials

126

Lead-based paint (If YES, attach disclosure.)

127

Radon gas in house or well If YES, has mitigation been performed? (Mark One) YES NO

128

Methane Gas

129

Oil sheers in wet areas

130

Radioactive material

131

Toxic material disposal (solvents, chemicals, etc.)

132

Underground fuel or chemical storage tanks

133

EMFs (Electro Magnetic Fields)

134

Urea formaldehyde foam insulation (UFFI)

135

Other:

136

Are you aware if any portion of the property has ever been used for the manufacture of, or storage of, chemicals or equipment used in manufacturing methamphetamine, ecstasy, LSD or any other illegal substances?

137

138

To your knowledge, are any of the above conditions present near your property?

139

Comments:

140

141

142

YES	NO	DON'T KNOW	SECTION 8
-----	----	------------	-----------

143

BOUNDARIES/LAND

144

Have you had a survey of the property? (If YES, attach copy if available.)

145

Are the boundaries of your property marked in any way?

146

Is there any fencing on the boundaries of the property?

147

Does fencing belong to the property? If YES, which sides? ALL 3 SIDES (NOT EAST BOUNDARY)

148

Are there any features of the property shared in common with adjoining landowners, such as, walls, fences, roads, driveways? (If YES, explain below.)

149

150

Is the property owner responsible for maintenance of any such shared feature(s)?

151

To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?

152

To your knowledge, is any portion of the property located in a federally designated flood plain?

153

Do you currently, or have you ever, paid flood insurance for the property?

154

To your knowledge, is any portion of the property located in a designated wetlands area?

155

Do you know of any of the following items that have occurred on the property or in the immediate area?

156

(Mark all that apply.)

157

EXPANSIVE SOIL EARTH MOVEMENT

158

FILL DIRT UPHEAVAL

159

SLIDING EARTH STABILITY PROBLEMS

160

SETTLING

161

Comments:

162

Source FILL DIRT FOR OUT BUILDINGS

163



165 Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

166 Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 9
-----	----	------------	-----------

SPECIAL ASSESSMENTS AND HOMEOWNER'S ASSOCIATION

The law requires that the Seller disclose the existence of special assessments against a property.

- 170 YES NO DON'T KNOW Any current/pending bonds, assessments, or special taxes that apply to property?
- 171 YES NO DON'T KNOW The property may be subject to special assessments or is located in an improvement district? (Refer to relevant tax disclosure - Mark One).
 Owner County Public Record Other: _____

- 173 YES NO DON'T KNOW Is the property subject to rules or regulations of an active Homeowner's Association?
 174 Annual Dues? _____ Initiation Fee? _____
- 175 YES NO DON'T KNOW Homeowner's Association contact information: _____
- 176 YES NO DON'T KNOW Is the property subject to a right of first refusal?
- 177 YES NO DON'T KNOW Is the property subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions?
- 178 YES NO DON'T KNOW Any violations of such covenants and restrictions?

179 Comments:

180 _____

181 _____

YES	NO	DON'T KNOW	SECTION 10
-----	----	------------	------------

MISCELLANEOUS

- 184 YES NO DON'T KNOW Have any improvements or repairs (including, but not limited to, HVAC, plumbing, electrical, structural additions) been made to the property **without obtaining required permits**?
- 185 YES NO DON'T KNOW Are any local, state, or federal agencies requiring repairs, alterations, or corrections of any existing conditions?
- 186 YES NO DON'T KNOW Is the present use of the property a non-conforming use?
- 187 YES NO DON'T KNOW Have you had any insurance claims in the past five years?
- 188 YES NO DON'T KNOW Were repairs made? If so, explain: _____
- 189 YES NO DON'T KNOW Is there any unrepaired damage due to hail, storm, wind, fire or flood?
- 190 YES NO DON'T KNOW Are there any stains, tears, burns, holes, etc., in the property that are not readily visible?
- 191 YES NO DON'T KNOW Does a pet(s) reside or has a pet(s) ever resided in or on the property?
- 192 YES NO DON'T KNOW Is there any damage due to pets, interior/exterior, including, but not limited to, odors, stains, etc.?
- 193 YES NO DON'T KNOW Do all window and door treatments remain? If NO, please list: Bedroom Drapes go
- 194 _____
- 195 YES NO DON'T KNOW Does any other personal property remain? If YES, please list: _____
- 196 _____
- 197 YES NO DON'T KNOW Does the property contain any of the following? (Mark all that apply.)
 Swimming Pool Spa Hot Tub Sauna Water Feature
- 198 YES NO DON'T KNOW If YES, are either of the following heated? Swimming Pool Spa If yes, type of heat? Propane
- 199 YES NO DON'T KNOW Are you aware of any past or present problems relating to the swimming pool, spa, hot tub, sauna or water feature? Explain:
- 200 YES NO DON'T KNOW Is the property in a holistic, conservation or special review district, that requires any alterations or improvements to the Property, be approved by a board or commission?
- 201 YES NO DON'T KNOW Are there any other facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property?
- 202 YES NO DON'T KNOW Are there any transferable warranties on the property or any of its components?

205 Comments:

206 _____

207 _____

208 _____

209 Any Additional Comments For Part II:

210 Replaced main pool pump Spring 2016



SELLER'S ACKNOWLEDGEMENT

217 Seller acknowledges that: the information contained in this disclosure is accurate, true and complete to the best
 218 of Seller's knowledge, information and belief; Seller has provided all the information contained in this Seller's
 219 Property Disclosure; and that the Broker/Realtor® has not prepared, nor assisted in the preparation of this
 220 Disclosure. Seller hereby indemnifies, holds harmless and releases all Brokers/Realtors® involved in the sale of
 221 the property from all liability, claims, loss, cost, or damage in connection with the information contained in this
 222 Disclosure. Seller hereby authorizes the listing broker to provide copies of this Disclosure to other real estate
 223 brokers and agents and prospective buyers of the property.

224 Seller is occupant: YES NO

225 Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date
 226 signed by Seller.

227 SELLER: _____ SELLER: Orantha J. Miller
 228 Date Date

BUYER'S ACKNOWLEDGEMENT AND AGREEMENT

230 1. I have personally inspected the property. I will rely upon the inspections encouraged under my contract with
 231 Seller. Subject to any inspections, I agree to purchase the property in its present condition without
 232 representations or guarantees of any kind by the Seller or any REALTORS® concerning the condition or value of
 233 the property.

234 2. I agree to verify any of the above information that is important to me by an independent investigation of my
 235 own. I have been advised to have the property examined by professional inspectors.

236 3. I acknowledge that neither Seller nor any REALTORS® involved in this transaction is an expert at detecting or
 237 repairing physical defects in the property. I state that no important representations concerning the condition of
 238 the property are being relied upon by me except as disclosed above or as fully set forth as
 239 follows: _____

240 4. I acknowledge that I have been informed that Kansas Law requires persons who are convicted of certain
 241 sexually violent crimes after April 14, 1994, to register with the sheriff of the county in which they reside. I have
 242 been advised that if I desire information regarding those registrants, I may find information on the home page of
 243 the Kansas Bureau of Investigation (KBI) at www.ink.org/public/kbi or by contacting the local sheriff's office.

244 5. I acknowledge that McConnell Air Force Base is located within Sedgwick County and is an operational military
 245 Air Force base that is open 24 hours a day and activity at that base may generate noise. The volume, pitch,
 246 amount and frequency of noise may be affected by future changes in McConnell Air Force Base activity. I have
 247 been informed that if I desire information regarding potential for noise caused by the aircraft operations
 248 associated with McConnell Air Force Base and its operations, I may find information by contacting the
 249 Metropolitan Area Planning Department.

250 BUYER: _____ BUYER: _____
 251 Date Date

252 This form is approved by legal counsel for the REALTORS® of South Central Kansas exclusively for use by members of the REALTORS® of
 253 South Central Kansas and other authorized REALTORS®. No warranty is made or implied as to the legal validity or adequacy of this form, or
 254 that its use is appropriate for all situations. Copyright January 2015.



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Parcel Details for 008-219-32-0-00-00-006.05-0

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Page 1 of 1

Owner Information		Property Address	
Owner's Name (Primary):	MILLER, BRUCE L & MILLER MARTHA J	Address:	5499 SW Kansa Rd El Dorado, KS 67042
Mailing Address:	5499 SW Kansa Rd		

General Property Information	Deed Information
-------------------------------------	-------------------------

Neighborhood / Tract Information	
Neighborhood:	006.0
Tract:	Section: 32 Township: 26 Range: 05E
Tract Description:	S32, T26, R05E, ACRES 39.5, S1/2 S1/2 NW1/4 LESS ROW
Acres:	39.50
Market Acres:	2.40

Land Based Classification System	
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

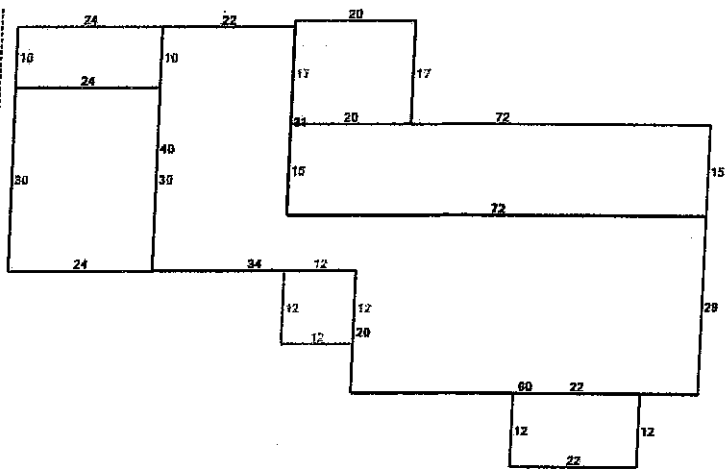
Property Factors

Appraised Values				
Tax Year	Property Class	Land	Building	Total
2016	Farm Homesite - F	14,800	203,740	218,540
2016	Agricultural Use - A	2,050	23,210	25,260
2015	Farm Homesite - F	14,800	203,740	218,540
2015	Agricultural Use - A	1,770	23,910	25,680
2014	Farm Homesite - F	14,800	206,000	220,800
2014	Agricultural Use - A	1,550	26,960	28,510
2013	Farm Homesite - F	18,000	217,970	235,970
2013	Agricultural Use - A	1,460	27,750	29,210

Market Land Information					
Type	Method	Area or Acres	Eff. Frontage	Eff. Depth	Est. Value
Regular Lot - 1	Acre	2.40			00
Influence #1:		Influence #2:		Influence Override:	
Factor:		Factor:		Depth Factor:	

Residential Information

Building # 1		Sketch Vector
Dwelling Information	Component Sales Information	
Residence Type:	Residential/Agricultural - 1	
Quality:	AV+	
Year Built:	2005	
Effective Year:		
MS Style:	1	
LBCS Structure:	6	
Manufactured home - double wide		
# of Units:	3	
Total Living Area:	1	
Calculated Area:	2,728	
Main Floor LA:	2,728	
Upper Floor LA %:	2	
CDU:	FR	
Phys / Func / Econ:	1	
AV / N/A / N/A		
Ovr % Good / RCN:	/	
Remodel:		
% Complete:		
Assessment Class:		
Architectural Style:	Manufactured Home	
Basement Type:	Crawl - 2	
Total Rooms:		
Bedrooms:		
Family Rooms:		
Full Baths:		
Half Baths:		
Garage Capacity:	2 car	
Foundation:	Concrete - 2	



- Black** = Original
- Gray** = Open Slab Porch (SF) 1
- Red** = Attached Garage (SF) 2
- Fuchsia** = Storage Building, Wood (SF) 3
- Teal** = Open Slab Porch (SF) 4
- Maroon** = Raised Slab Porch (SF) with Roof 5
- Blue** = Open Slab Porch (SF) 6

MU Class #1%: / MU Class #2%: /
 MU Class #3%: /

Residential Components

Code / Description	Units	Percentage	Quality	Year
Open Slab Porch (SF)	144		AV	2008
Garage Finish,	720			
Attached (SF)				
Attached Garage (SF)	720			
Frame, Siding, Vinyl		100		
Composition Shingle		100		
Raised Subfloor (% or SF)	1,740			
Warmed & Cooled Air		100		
Plumbing Fixtures (#)	13			
Plumbing Rough-Ins (#)	1			
Single 1-Story				
Fireplace (#)	1			
Automatic Floor Cover Allowance				
Pool, Vinyl-lined (SF)	576		AV	2008
Pool Heaters (#)	1			2008
Open Slab Porch (SF)	495		AV	2014
Storage Building, Wood (SF)	240		AV	2007
Open Slab Porch (SF)	340		AV	2007
Raised Slab Porch (SF) with Roof	1,080			
Open Slab Porch (SF)	264		AV	2008
Open Slab Porch (SF)	1,242		LO-	
Slab on Grade (% or SF)	988			
Gazebos (#)	1		AV	2014

Commercial Information [Information Not Available]

Other Building Improvement Information

Occup	MS Class	Rank	Quantity	Year Effective	Year	LBCS	Area	Perim	Hgt	Dimensions (L x W)	Phys Cond	Func	Econ	Ovr %	Reason	RCN LD	MS % Good	Value	
Loafing Shed	P	AV	1	2003			120	32	8	12 x 10	1	AV	AV			90	10	90	
Components																			
Code																			
Single -Wall-Boards on Wood																			
Units Percentage % Area Other Rank Year																			
100																			
Lean-to, Farm Utility	P	AV	1	2003			360	24	8	30 x 12	1	AV	AV			180	10	180	
Components																			
Code																			
Single -Wall-Boards on Wood																			
Units Percentage % Area Other Rank Year																			
100																			
Barn, Special Purpose	D	AV	1	2003			1740	176	8	58 x 30	1	AV	AV			8470	20	8470	
Components																			
Code																			
Single -Wall-Boards on Wood																			
Units Percentage % Area Other Rank Year																			
100																			
Loafing Shed	P	AV	1	2003			192	40	8	16 x 12	1	AV	AV			130	10	130	
Components																			
Code																			
Single -Wall-Boards on Wood																			
Units Percentage % Area Other Rank Year																			
100																			
Residential Garage - Detached	D	FR	1	2005			1500	160	8	50 x 30	1	AV	AV			10150	47	10150	
Components																			
Code																			
Units Percentage % Area Other Rank Year																			

BIM *AJG*

Farm Implement Building	P	AV	1	2009	648	102	12	27 x 24	1	AV	AV	3590	40	3590
Components														
Code					<i>Units</i>	<i>Percentage %</i>		<i>Area</i>			<i>Other</i>	<i>Rank</i>	<i>Year</i>	
Single -Metal on Wood Frame						100								
No HVAC														
Farm Implement Building	P	AV	1	2009	2160	187	10	80 x 27	1	AV	AV	9700	40	9700
Components														
Code					<i>Units</i>	<i>Percentage %</i>		<i>Area</i>			<i>Other</i>	<i>Rank</i>	<i>Year</i>	
Single -Metal on Wood Frame						100								
No HVAC														
Outbuildings	C	FR	1	2009	10		8	8 x 16	1	AV	AV	770	35	770
Components														
Code					<i>Units</i>	<i>Percentage %</i>		<i>Area</i>			<i>Other</i>	<i>Rank</i>	<i>Year</i>	
Porch, Slab with Roof					128									

Agricultural Information ☒

This parcel record was last updated on 2/7/2017 at 6 am.

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Version: 2.0.0.71 : 09/13/2016

BW *09/08*



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Current Tax Information

Type CAMA Number Tax Identification
 RL 219 32 0 00 00 006 05 0 102-594001
 Owner ID MILL00513MILLER, BRUCE L MILLER, MARTHA J
 Taxpayer ID MILL00513MILLER, BRUCE L MILLER, MARTHA J
 5499 S KANSA 67042-

[Tax History](#)
[Current Real Estate Detail](#)
[GIS Map](#)
[Print Friendly Version](#)

Subdivision Block Lot (s) Section32 Township26 Range05

Year	Statement #	Line #	Warrant #	Specials Description	Specials Payoff	1st Half Due	2nd Half Due	Total Due*	1st Half Paid	2nd Half Paid
<u>2016</u>	0036901	001			0.00	2,080.05	2,080.05	4,184.27	No	No

Click on underlined tax year to see payment detail and where the tax dollars go.

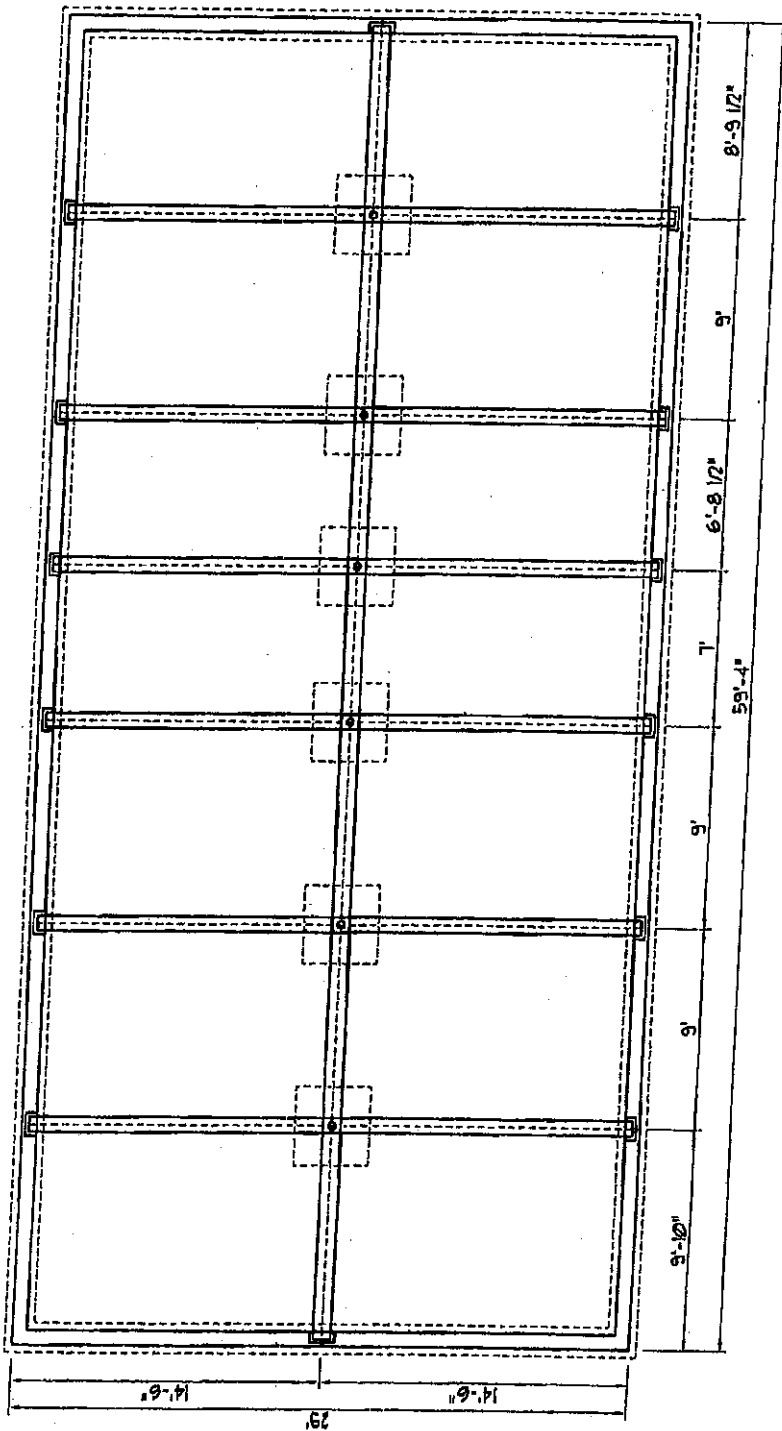
* - Does not include interest, penalties and fees.

For delinquent tax pay off amount contact Butler County Treasurer 205 W. Central Ave, El Dorado, KS 67042, (316) 322-4210

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SERIAL 0506-140-08966AB
CROSSBEAM FOUNDATION PRINT
FOR CRAWLSPACE
AUGUST 3, 2005



3200 ENTERPRISE AVE. YORK, NE 68467

DATA SEAL

MODIFICATIONS

MODEL: 05-140

31 x 62.3 BEDROOM 2 BATH

TITLE: PERIMETER FOUNDATION PLAN

DRAWN BY: STAF

DATE: 1-5-02

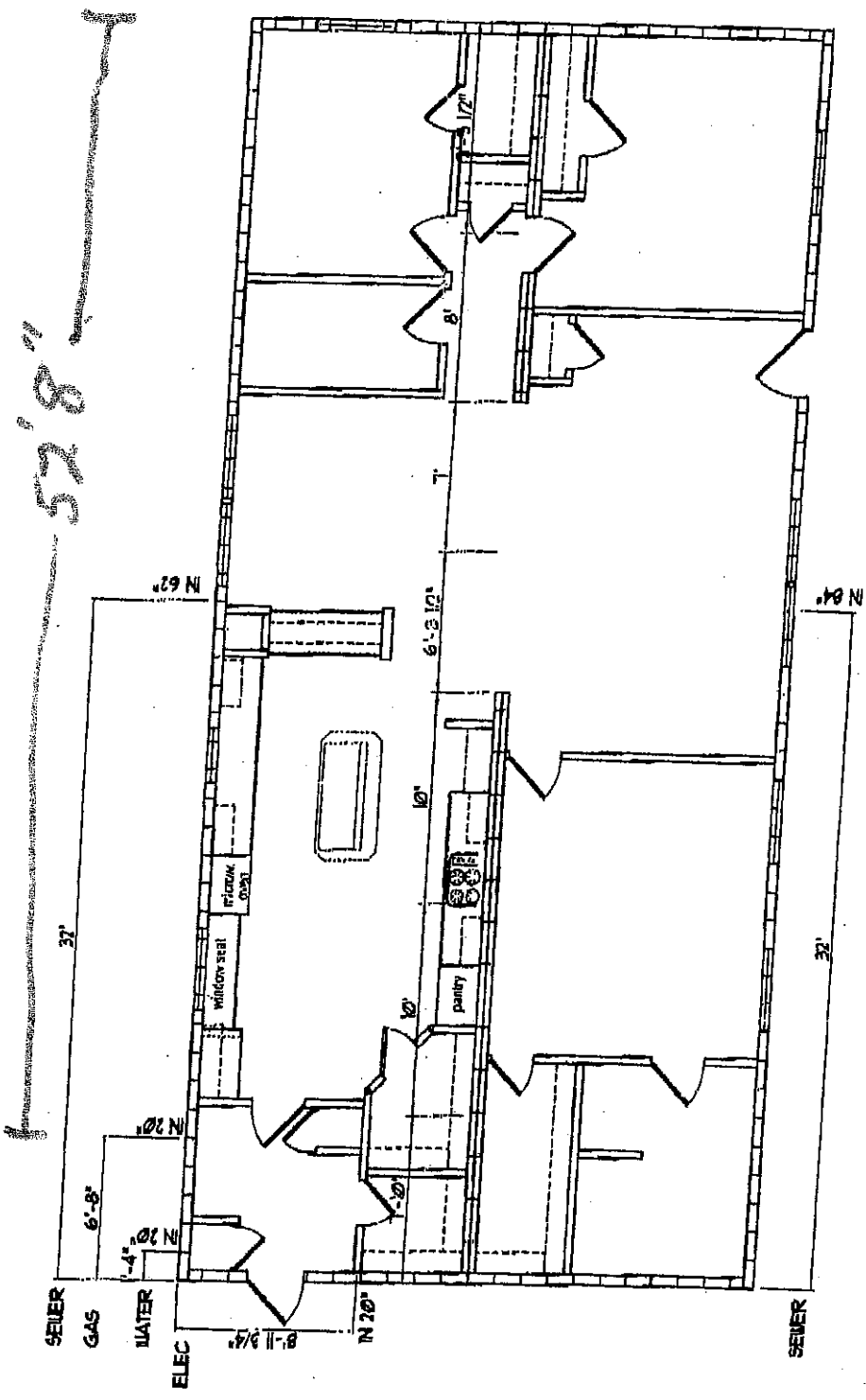
SCALE: 1/8" = 1'-0"

SHEET:

F-201

ALL DESIGN DETAILS AND NOTES ARE SUGGESTIVE ONLY AND ARE SUBJECT TO THE JURISDICTION OF STATE AND LOCAL CODES. CHANGES MUST BE MADE ACCORDINGLY. CONTACT YOUR LOCAL BUILDING DEPT. FOR FRONTLINE AND SOIL REQUIREMENTS. SEE CURBITION FOUNDATION SETUP DETAILS FOR ADDITIONAL REQUIREMENTS AND SUGGESTIONS.

DEALER: VILLAGE HOMES
 CUSTOMER: STOCK SERIAL #8966
 AUGUST 2, 2005



3200 ENTERPRISE AVE. YORK, NE 68407

DATE: 1-5-07

MODIFICATIONS

MODEL: 05-140-29 WIDE
 31' x 63'-4.1' BEDROOM / BATH-29 SIDE

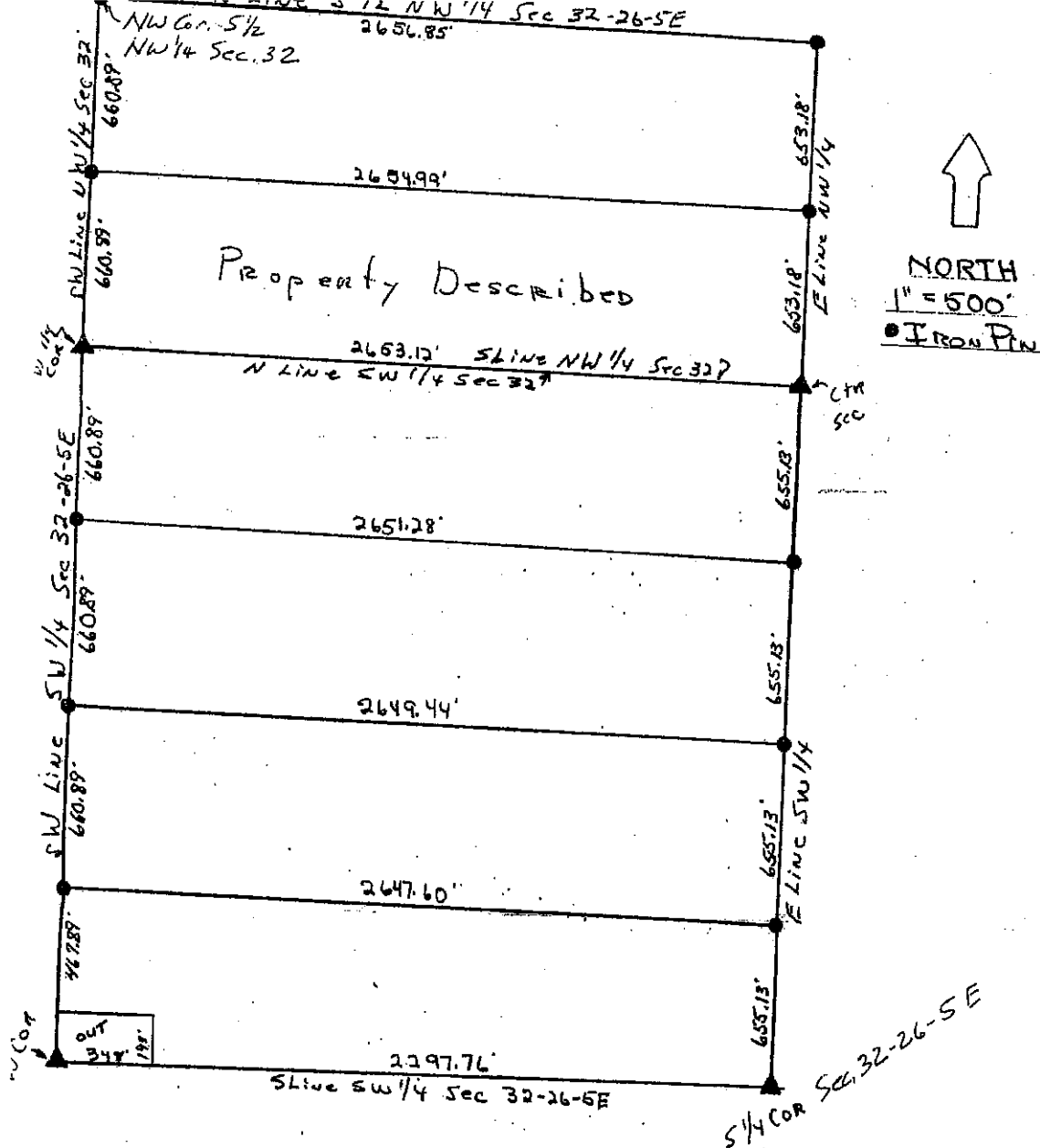
SHEET:

S-101

SERVICE ENTRANCE PLAN

DRAWN BY: STAFF

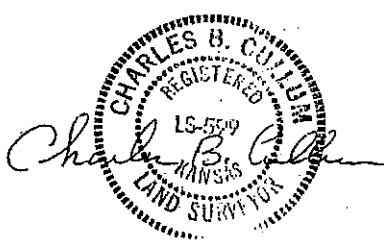
SCALE: 1/8" = 1'-0"



DESCRIPTION OF PROPERTY: The South Half of the South Half of the Northwest Quarter of Section 32, Township 26 South, Range 5 East of the 6th P.M., Butler County, Kansas, containing 40 acres. More or less.

CHARLES B. CULLUM L.S. 599
Cullum Surveying, Inc.
106 So. Summit Suite D
Arkansas City, KS 67005
(316) 442-7100

2-28-95



CULLUM SURVEYING, INC.
106 SO. SUMMIT SUITE D
ARKANSAS CITY, KS 67005
(316)442-7100

DESCRIPTION OF ENTRANCE EASEMENT: Beginning at the Northeast corner of the Southwest Quarter of Section 32, Township 26 South, Range 5 East of the 6th P.M., Butler County, Kansas, thence West along the North line of said Quarter Section, 40 feet, thence South parallel with the East line of said Quarter Section, 30 feet, thence East parallel with the North line of said Quarter Section, 40 feet, thence North along the East line of said Quarter Section, 30 feet to the point of beginning.

CHARLES B. CULLUM L.S. 599
Cullum Surveying, Inc.
106 So. Summit Suite D
Arkansas City, KS 67005
(316)442-7100



3-17-95



**COMMITMENT TO INSURE
AGREEMENT TO ISSUE POLICY**

We agree to issue a policy to you according to the terms of this commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:
The Provisions of Schedule A.
The Requirements in Schedule B-I.
The Exceptions in Schedule B-II
The Conditions.

This Commitment is not valid without Schedule A and Sections I and II of Schedule B.

Old Republic National Title Insurance Company has caused this Commitment to be signed and sealed by its authorized officers and issued by its authorized agent as of the Effective Date shown in Schedule A.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A Stock Company

400 Second Avenue South, Minneapolis, Minnesota 55401

(812) 371-1111

By

President

Attest

Secretary

**Issued by Authorized Agent:
Kansas Secured Title, Inc. - El Dorado
220 West Central Avenue, Suite 100
P.O. Box 393
El Dorado, Kansas 67042
Phone: 316-320-2410
FAX: 316-320-2452**

COMMITMENT FOR TITLE INSURANCE

Issued by

Old Republic National Title Insurance Company

By its Agent:

**Kansas Secured Title, Inc. - El Dorado
220 West Central Avenue, Suite 100
P.O. Box 393, El Dorado, Kansas 67042
316-320-2410**

Title Officer:	Gia M. Koch	File .:	5137912
Telephone:	316-320-2410	Revision No.:	
Email:	gkoch@kstitle.com	Customer File No.:	

SCHEDULE A

1. Effective Date: **February 14, 2017, 05:00 pm**

Property Address: **5499 SW Kansa Rd
El Dorado, KS 67042**
2. Policy (or Policies) to be issued:
ALTA Owner's Policy (6-17-06) Policy Amount: **\$230.00**
Proposed Insured: **TO BE DETERMINED**
3. The estate or interest in the land described or referred to in this Commitment is:
Fee Simple.
4. Title to the **Fee Simple** estate or interest in the land is at the Effective Date vested in:
Bruce L. Miller and Martha J. Miller
5. The land referred to herein is described as follows:
See Exhibit "A" attached hereto and by this reference made a part hereof



EXHIBIT "A"

The land referred to herein is described as follows:

Surface Only:

**The South Half of the South Half of the Northwest Quarter of Section 32, Township 26 South,
Range 5 East of the 6th PM, Butler County, Kansas.**



COMMITMENT FOR TITLE INSURANCE

Issued by

Old Republic National Title Insurance Company

By its Agent:

**Kansas Secured Title, Inc. - El Dorado
220 West Central Avenue, Suite 100
P.O. Box 393, El Dorado, Kansas 67042
316-320-2410**

SCHEDULE B

I. Requirements:

The following items need to be satisfied or released prior to closing. In the even these items are not satisfied or released they will show as exceptions on the policy(ies) when issued.

1. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.

2. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest or mortgage to be insured.

3. We anticipate compliance with the following requirements:

The title examination reveals no open mortgages encumbering the real estate in question. Prior to closing, it will be necessary to confirm to the Company that there are no open mortgages relating to the real estate in question.

a. **Our application for title insurance indicates that the lien of the proposed mortgage will include a mobile or manufactured home located on the land as part of the real estate. In this connection we require:**

1. **We must be furnished with proof satisfactory to the company that the mobile/modular home:**

- a. **is affixed to a permanent foundation;**
- b. **has had its wheels and axles removed; and**
- c. **has permanent connections to public or private utilities for water, power and sewage or septic.**

2. **Completion of Kansas Department of Revenue/Division of Vehicles Form TR-63, "AFFIDAVIT OF PERMANENTLY AFFIXED MANUFACTURED/MOBILE HOME AND APPLICATION TO ELIMINATE TITLE".**

*ALTA Commitment (6-17-06)
Schedule B - Section I*

Page 4

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3. Production of the ORIGINAL Certificate of Title to the existing mobile home for review and surrender to the Division of Vehicles. Any lien on the Certificate of Title must be paid and released. If the original certificate of title to this mobile/manufactured home has been lost or is otherwise unavailable, then a duplicate certificate must be obtained from the Division of Vehicles by the owner.
4. Title to the mobile/manufactured home must be held in the same names as the owner of the land described in Schedule A hereof, or in the name of the spouse of said owner.
5. Payment of the \$15.00 recording fee for the Certificate to be issued by the Department of Revenue.

If no certificate of title is available because the structure is modular housing which has never been titled, then in lieu of requirements 2 through 5 above, we require the following:

1. An affidavit from the seller, if this is a purchase, or borrower if this is a refinance, that there is no certificate of title in existence and that there is not a seal on said unit reflecting that it was built in accordance with the Federal Manufactured Home Construction Safety Standards; and
 2. Satisfactory proof that the modular home:
 - a. was not constructed on a permanent chassis;
 - b. was intended to be occupied only as a dwelling with a permanent foundation.
- b. Record Warranty Deed from Bruce L. Miller and Martha J. Miller, husband and wife, to a buyer TO BE DETERMINED along with a Real Estate Sales Validation Questionnaire.
 - c. FURNISH executed Owner's Affidavit and Certification.
 - d. FURNISH payment of taxes for the year 2016 in the amount of \$4,160.10, plus interest and penalties. Taxes for the year 2013 and prior years are paid. (Key No. 102-594001, Stmt. No. 36901) (Butler County Treasurer's Office 316-322-4210)
 - e. FURNISH payment of taxes for the year 2015 in the amount of \$4,207.14, plus interest and penalties. Taxes for the year 2013 and prior years are paid. (Key No. 102-594001, Stmt. No. 31727) (Butler County Treasurer's Office 316-322-4210)
 - f. FURNISH payment of taxes for the year 2014 in the amount of \$4,355.32, plus interest and penalties. Taxes for the year 2013 and prior years are paid. (Key No. 102-594001, Stmt. No. 51896) (Butler County Treasurer's Office 316-322-4210)

24 month chain of title for informational purposes only:

The following Deeds conveying title to the Land appear of record during the 24 months prior to the Effective Date hereof:

Warranty Deed from Jerry L. Crow and Marjorie I. Crow, husband and wife, to Bruce L. Miller and



Martha J. Miller filed February 4, 2002, in Book 1043, Page 133.

NOTE: We reserve the right to make further requirements as we may deem necessary after receiving and examining the instruments required herein.

LOAN POLICY ENDORSEMENTS for Residential properties: ALTA 5 PUD, ALTA 8.1 Environmental, ALTA 9 Comprehensive and ALTA 14 Future Advance, ALTA 7 Manufactured Housing, as applicable, are included at no additional charge. For other endorsements, please contact our office.

CLOSING: If this transaction is to close at Kansas Secured Title, questions regarding closing, including scheduling, a closing protection letter and wiring instructions, should be directed to the Closing Department at: El Dorado, 316-320-2410, Augusta 316-775-6941 or Eureka 620-583-5941

REAL ESTATE TAX INFORMATION: Contact the Butler County Treasurer's office at 316-322-4210; Greenwood County Treasurer's Office at 620-583-8146

RECORDING FEES (Effective January 1, 2017 to December 31, 2017) are generally \$18.00 for the first page and \$14.00 for each additional page of each document. Recording fees for releases and assignments of a single mortgage are \$17.00 for the first page and \$4.00 for each additional page. Kansas Mortgage Registration Tax is payable at the rate of \$1.00 per \$1,000 of indebtedness. Checks for these fees should accompany the documents and be made payable to the Register of Deeds.

ANY DEED to be recorded must be accompanied by a Kansas Real Estate Sales Validation Questionnaire unless a valid exemption is stated on the face of the deed pursuant to KSA 17-1437.

REAL ESTATE TAXES are billed on November 1 of the tax year and are due and payable at that time. The first half becomes delinquent on December 20 of the tax year; the second half becomes delinquent on May 10 of the following year.



COMMITMENT FOR TITLE INSURANCE

Issued by

Old Republic National Title Insurance Company

By its Agent:

**Kansas Secured Title, Inc. - El Dorado
220 West Central Avenue, Suite 100
P.O. Box 393, El Dorado, Kansas 67042
316-320-2410**

SCHEDULE B

II. EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

2. GENERAL EXCEPTIONS:

- a) Rights or claims of parties in possession not shown by the Public Records.
- b) Easements or claims of easements, not shown by the Public Records.
- c) Any encroachment, encumbrance, violation, variation or adverse circumstance 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
- d) Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- e) Taxes, or special assessment, if any not shown as existing liens by Public Records.

3. ADDITIONAL EXCEPTIONS:

- a) **General Taxes and Special Assessments for the year 2017 and subsequent years, not now due and payable.**



- b) Restrictive Covenants filed October 4, 1995 in Book 752, Page 3, and except any instruments pertaining thereto.

NOTE: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. sub sec. 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. sub. sec. 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

- c) Right of Way Easement given to Rural Water District No. 4 filed August 18, 1995 in Book 748, Page 76, and except any instrument pertaining thereto.
- d) Right of Way Easement given to Kansas Gas and Electric Company filed March 11, 1953 in Book 191, Page 138, and except any instrument pertaining thereto.
- e) Rights and liabilities in connection with the Upper Walnut Watershed Joint District Number 33 of Butler and Chase Counties, Kansas, of which the real estate in question is a part, as evidenced by instruments of record in Misc. Book 236, page 13 and Misc. Book 262, page 85 of the records of Butler County, Kansas.
- f) A mobile home is located on the real estate in question, possible liens may attach to said mobile home. Title to the mobile home has NOT been eliminated.
- g) Oil and Gas Lease, dated June 22, 1937 for a primary term of 1 years and covering S/2 NW/4 32-T26S-R5E, filed June 23, 1937 in Book 115, Page 249, and except any instruments pertaining thereto.
- h) Outstanding oil and gas leases and outstanding title to all oil, gas and other minerals within and underlying the real estate in question vested in other persons and this policy does not insure against loss or damage by reason of the mining rights and other rights, privileges and immunities relating to such oil, gas and other minerals and does not insure against loss or damage due to operations on the surface of insured premises in connection with oil, gas and other minerals or by virtue of any existing or future oil and gas lease covering such premises, and except any instruments pertaining thereto.



Kansas Secured Title, Inc. - El Dorado/Title Midwest, Inc.

PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal and/or financial information. We agree that you have a right to know how we will utilize the personal information you provide us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

APPLICABILITY

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

TYPES OF INFORMATION

Depending upon which of our services you are utilizing, the type of nonpublic personal information that we may collect include:

Information we receive from you on applications, forms and in other communications to us, whether in writing, by telephone or any other means;
Information about your transactions with us, our affiliated companies, or others; and;
Information we receive from a consumer-reporting agent.

USE OF INFORMATION

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom our affiliated companies have joint marketing agreements.

FORMER CUSTOMERS

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

CONFIDENTIALITY AND SECURITY

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities that need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

This commitment is valid only if Schedule A, BI and BII are attached.

Conditions

1. DEFINITIONS

(a) "Mortgage" means mortgage, deed of trust or other security instrument. (b) "Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.

2. LATER DEFECTS

The Exceptions in Schedule B-Section II may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attach between the Commitment Date and the date on which all of the Requirements (a) and (b) of Schedule B – Section I are met. We shall have no liability to you because of this amendment.

3. EXISTING DEFECTS

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4. LIMITATION OF OUR LIABILITY

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have meets its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirement shown in Schedule B– Section I

or

eliminate with our written consent any Exceptions shown in Schedule B– Section II.

We shall not be liable for more than the Policy Amount show in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you."

CLAIMS MUST BE BASED ON THIS COMMITMENT

Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this Commitment and is subject to its terms.