



## PRELIMINARY TITLE SEARCH REPORT

Prepared By:  
**Security 1<sup>st</sup> Title**  
**114 E. Central Ave.**  
**El Dorado, KS 67042**  
**Phone: (316) 322-8164**  
**Fax: (316) 322-9825**

Prepared Exclusively For:  
**Sudduth Realty, Inc. (Realty Executives)**  
**608 State Street**  
**Augusta, KS 67010**  
**Phone: 316-775-7717**  
**Fax: 316-775-2016**

Contact: **Judy Cachard**  
Email: **jcachard@security1st.com**

Contact: **Kolleen Griffin**  
Email: **kgriffin@sudduthrealty.com**

Report No: **2491420**

Report Effective Date: **November 27, 2021, at 7:30 a.m.**

Property Address: **1385 SW 170th St, Leon, KS 67074**

This Title Search Report is NOT a commitment to insure and is not to be construed as an Abstract of Title or Title Opinion. It has been issued as a Report as to the status of title for the specific benefit of **Sudduth Realty, Inc. (Realty Executives)**, and as such should not be relied upon by any other party for any Real Estate Transaction. Any and all loss or damage that may occur by reason of any errors and omissions in this Company's Report is limited to \$1,000.00 and the fee it received for the preparation and issuance of this report, if any.

1. **Fee Simple** interest in the Land described in this Report is owned, at the Report Effective Date, by

**Alan E. Banzet and Roberta L. Banzet**

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

**Parcel A:**

**Beginning at the Northwest Corner of the Northeast Quarter of Section 34, Township 28 South, Range 5 East of the 6th P.M., Butler County, Kansas, thence North 90°00'00"E a distance of 800 feet, thence S0°03'38"W parallel to the West line of said Northeast Quarter a distance of 544.50 feet, thence South 90°00'00"W a distance of 800 feet to said West line, thence North 0°03'38"E a distance of 544.40 feet to the point of beginning.**

**Parcel B:**

**Beginning at a point on the North line of the Northeast Quarter of Section 34, Township 28 South, Range 5 East of the 6th P.M., Butler County, Kansas that bears N90°00'00"E a distance of 800.00 feet from the Northwest corner thereof, thence N90°00'00"E on said North line 120 feet, thence S0°03'38"W parallel to the West line of said Northeast Quarter a distance of 660 feet, thence S90°00'00"W a distance of 351.53 feet, thence S0°03'38"W a distance of 1998.20 feet to the South line of said**



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

Any questions regarding this report should be directed to: **Judy Cachard**  
Phone: **316-322-8164**, Email: **jcachard@security1st.com**

**Northeast Quarter, thence N89°44'53"W a distance of 568.47 feet to the Southwest corner of said NE/4, thence N0°03'38"E on said West line 2111.20 feet, thence N90°00'00"E a distance of 800.00 feet. thence N0°03'38"E a distance of 544.40 feet to the point of beginning.**

3. If asked to issue a title insurance commitment for a potential buyer of the subject property, the commitment would include the following requirements, along with any other matters that may arise after the date of this report:
  1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
  2. Pay the agreed amount for the estate or interest to be insured.
  3. Pay the premiums, fees, and charges for the Policy to the Company.
  4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
  5. **File a release of the Mortgage dated February 10, 2010, recorded February 22, 2010, as Book 2011, Page 2801, made by Roberta L.Banzet and Alan E. Banzet, wife and husband, to Wells Fargo Bank, N.A., in the amount of \$140,355.00.**
  6. **File a Warranty Deed from Alan E. Banzet and Roberta L. Banzet, stating marital status and joined by spouse, if any, to the buyer To Be Determined.**
  7. **Provide this Company with a properly completed and executed Owner's Affidavit.**
  8. **Recording Fees and Information for Kansas Counties:**

**Deed: \$21.00 (first page) + \$17.00 (each additional page)**  
**Mortgage: \$21.00 (first page) + \$17.00 (each additional page)**  
**Mortgage Release: \$20.00 (first page) + \$4.00 (each additional page)**  
**Mortgage Assignment: \$20.00 (first page) + \$4.00 (each additional page)**



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

Any questions regarding this report should be directed to: **Judy Cachard**  
Phone: **316-322-8164**, Email: [jcachard@security1st.com](mailto:jcachard@security1st.com)

***The above fees do not include all documents that may be filed in each county. Some fees may vary. For a full list of recording fees, services and format requirements, please contact the Register of Deeds Office for the specific county in question.***

***(NOTE: Beginning January 1, 2019, Mortgage Registration Tax is no longer required in the State of Kansas.)***

**NOTE: The State of Kansas requires that any deed transferring real estate must be accompanied by a Real Estate Validation Questionnaire. This form must be executed by either the Grantor (Seller) or the Grantee (Buyer). Certain exemptions do apply. The official form can be obtained from the Register of Deeds or from Security 1<sup>st</sup> Title. Photocopies of the official form will not be accepted.**

**NOTE: For documents electronically recorded, there is an additional third-party service fee of \$5.00 per document, which is in addition to the County recording fees.**

4. If asked to issue a title insurance commitment for a potential buyer of the subject property, the commitment would include the following exceptions, along with any other matters that may arise after the date of this report:
  1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met
  2. Rights or claims of parties in possession not shown by the Public Records
  3. Easements, or claims of easements, not shown by the Public Records
  4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land
  5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.



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

Any questions regarding this report should be directed to: **Judy Cachard**  
Phone: **316-322-8164**, Email: **jcachard@security1st.com**

6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records
  
7. **General taxes and special assessments for the fiscal year 2021 in the original amount of \$2,288.76**  
**First Installment: \$1,144.38; Due, but not delinquent until 12-20-2021,**  
**Second Installment: \$1,144.38; Due, but not delinquent until 5-10-2022.**  
**Property I.D. # 201-274111**  
**PIN #201-274111**
  
8. **Right of Way Contract for pipeline filed in Misc. Book 197, page 193**  
**In favor of: Cooperative Refinery Association**  
**Affects: a portion of subject property**
  
9. **Subject property may become subject to special assessments for various capital improvements as evidenced by numerous governmental filings of notice in the form of Petition for formation of the Muddy Creek Watershed Joint District No. 27, filed in Misc .Book 231, page 503.**
  
10. **Rights of parties in possession under unrecorded leases.**
  
11. **The application for title insurance does not give the name of the prospective purchaser. When such name is ascertained, the records must be searched for possible judgments. If the purchaser is to be an entity other than a natural person or persons, certain additional requirements may be necessary.**

Dated: **November 27, 2021, at 7:30 a.m.**

SECURITY 1<sup>ST</sup> TITLE

By: \_\_\_\_\_

LICENSED ABSTRACTER