



Security 1st Title

PRELIMINARY TITLE SEARCH REPORT

Prepared By:

Security 1st Title

414 E. River

Eureka, KS 67045

Phone: 620-583-5020

Fax: 620-583-5028

Contact: **Rita Anello**

Email: **ranello@security1st.com**

Report No: **2274037**

Report Effective Date: **August 17, 2018, at 7:30 a.m.**

Property Address: **2038 "M" Road, Eureka, KS 67045**

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

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

Gregory L. Massey and Janice S. Massey, and Colt L. Massey

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

SEE ATTACHED EXHIBIT A

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.



Security 1st Title

Any questions regarding this report should be directed to: **Rita Anello**

Phone: **620-583-5020**, Email: **ranello@security1st.com**

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 Assignment of Leases/Rents dated December 8, 2011, recorded December 8, 2011, as Misc. Book 100, Page 532, made by Colt Lee Massey, a single person, Gregory L. Massey and Janice S. Massey, husband and wife**
6. **File a release of the Mortgage dated December 30, 2016, recorded January 3, 2017, as Mtg. Book 335, Page 135, made by Colt Lee Massey, a single person, and Gregory L. Massey and Janice S. Massey, husband and wife**
7. **File a Warranty Deed from Gregory L. Massey and Janice S. Massey and Colt L. Massey, stating marital status and joined by spouse, if any, to To Be Determined.**
8. **Provide this Company with a properly completed and executed Owner's Affidavit.**
9. **Recording Fees and Information for Kansas Counties:**

For Documents recorded on or after January 1, 2018, but prior to January 1, 2019:

Deed: \$21.00 (first page) + \$17.00 (each additional page)

Mortgage: \$21.00 (first page) + \$17.00 (each additional page)

Mortgage Release or Assignment: \$20.00 (first page) + \$4.00 (each additional page)

*** Mortgage Registration Tax: Calculated at \$0.05 per each \$100.00 of the loan amount.**

(This fee shall not exceed \$125.00 for recording on single-family mortgages on principal residences where the principal debt or obligation is \$75,000.00 or less.)



Security 1st Title

Any questions regarding this report should be directed to: **Rita Anello**

Phone: **620-583-5020**, Email: **ranello@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: The State of Kansas requires that any deed transferring real estate must be accompanied by a Real Estate Validation Questionnaire. This form must be executed by either the Grantor (Seller) or the Grantee (Buyer). Certain exemptions do apply. The official form can be obtained from the Register of Deeds or from Security 1st Title. Photocopies of the official form will not be accepted.

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

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



Security 1st Title

Any questions regarding this report should be directed to: **Rita Anello**

Phone: **620-583-5020**, Email: ranello@security1st.com

Records

7. The lien of the General Taxes for the year **2018**, and thereafter.
8. **General taxes and special assessments for the fiscal year 2017 in the original amount of \$913.96.**
First Installment: \$456.98, Paid
Second Installment: \$456.98, Paid
Property I.D. # 1-08490
[PIN #1-08490](#)
9. **Terms and provisions of the oil and gas lease executed between Charles W. Wiggins and Charlotte A. Wiggins as Trustees of the Charles W. Wiggins Revocable Trust, dated April 12, 2007, lessor, and C&G Drilling, Inc, lessee, filed January 27, 2009, recorded in/on [Lease Book 51, Page 95](#), together with all subsequent assignments and conveyances.**

NOTE: If there is no production of oil and gas from all of the property covered by the above lease; if any set terms including options to renew in the lease have expired; and if a properly executed Affidavit of Non-Production is recorded, the above exception will not appear on the policy to be issued. Said Affidavit must include the same land covered in the Lease.

10. **The terms and provisions contained in the document entitled "Township Road Resolution" filed as [Misc. Book 85, Page 127](#).**
11. **An easement for Water Line, recorded as [Misc. Book 78, Page 91](#).**
In favor of: Rural Water District No. 2, Greenwood County, Kansas
Affects: a portion of subject property

Dated: **August 17, 2018**, at 7:30 a.m.

SECURITY 1ST TITLE

By:

LICENSED ABTRACTER

EXHIBIT "A"

The Northwest Quarter (NW4) of Section 4, Township 25 South, Range 10 East of the 6th P.M., Greenwood County, Kansas.

AND

The North Half of the Southwest Quarter (N2 SW4) of Section 4, Township 25 South, Range 10 East of the 6th P.M., Greenwood County, Kansas.

AND

The Northeast Quarter (NE4) of Section 4, Township 25 South, Range 10 East of the 6th P.M., Greenwood County, Kansas, LESS AND EXCEPT; Beginning at the Northeast corner (NE/c) of Section 4, Township 25 South, Range 10 East of the 6th P.M., Greenwood County, Kansas; thence on an assumed bearing of S00°14'30"E, a distance of 2625.48 feet to the Southeast corner of the Northeast Quarter (SE/c NE4) of said Section 4; thence N89°36'53"W, a distance of 2118.11 feet; thence N00°14'30"W, a distance of 2610.79 feet to a point on the North line of said Northeast Quarter (NE4); thence N89°59'17"E, a distance of 2118 feet to the Point of Beginning.