



PRELIMINARY TITLE SEARCH REPORT

Prepared By:
Security 1st Title
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Prepared Exclusively For:
J.P. Weigand & Sons, Inc.
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Wichita, KS 67202
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Contact: Randy Johnston
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Report No: **2401454**

Report Effective Date: **September 30, 2020, at 7:30 a.m.**

Property Address: **2225 E. Central Ave., Wichita, KS 67214**

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 **J.P. Weigand & Sons, Inc.**, 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

[LendTerra, Inc., a California corporation](#)

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

Lots 15, 17, 19 and 21, Central Avenue, together with the North Half of the vacated alley adjoining said lots on the South; Lots 2, 4, 6, 8, 10 and 12, Spruce Street, together with the South Half of the East 100 feet of the vacated alley adjoining Lot 2 on the North; and Lots 1, 3, 5, 7, 9 and 11, Locust Street now Madison Avenue, all in [Field and Carmichael's Subdivision of Lot 5 in Butler and Fisher's Out Lots](#), Sedgwick County, Kansas.

3. If asked to issue a title insurance commitment for a potential buyer of the subject property, the commitment would include the following requirements, along with any other matters that may arise after the date of this report:
 1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Any questions regarding this report should be directed to: **David Herd**

Phone: **316-293-1637**, Email: **dherd@security1st.com**

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. **Furnish for our file a certified copy of the resolution of the Board of Directors of LendTerra, Inc., a California corporation, authorizing the proposed transaction. Any sale of the premises in question must show the actual consideration being received.**
6. **File a Warranty Deed from LendTerra, Inc., a California corporation to To Be Determined.**
7. **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)

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

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

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

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



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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 Records
 7. The lien of the General Taxes for the year **2020**, and thereafter.
 8. **General taxes and special assessments for the fiscal year 2019 in the original amount of \$6.71, PAID**
Property I.D. # C-00282
PIN #00135055 (Lots 15 & 17, Central Ave.)
 9. **General taxes and special assessments for the fiscal year 2019 in the original amount of \$6.71, PAID**
Property I.D. # C-00283
PIN #00135059 (Lots 19 & 21, Central Ave.)
 10. **General taxes and special assessments for the fiscal year 2019 in the original amount of \$6.71, PAID**
Property I.D. # C-00293
PIN #00135082 (Lots 2 & 4, Spruce St.)



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- 11. General taxes and special assessments for the fiscal year 2019 in the original amount of \$6.71, PAID**

Property I.D. # C-00294

PIN #00135084 (Lots 6 & 8, Spruce St.)

- 12. General taxes and special assessments for the fiscal year 2019 in the original amount of \$6.71, PAID**

Property I.D. # C-00295

PIN #00135086 (Lots 10 & 12, Spruce St.)

- 13. General taxes and special assessments for the fiscal year 2019 in the original amount of \$6.71, PAID**

Property I.D. # C-00284

PIN #00135061 (Lots 1, 3, 5, 7, 9 & 11, Madison Ave.)

NOTE: Tax statements can be downloaded through this [link](#).

- 14. Easements, if any, for public utilities installed in, under, or upon the vacated alley prior to the vacation thereof, and for which no notice appears in the Official Records.**


- 15. The terms and provisions contained in the document entitled "Cross Easement Agreement" filed as DOC#/FLM-PG: [29171260](#).**

- 16. A Lease or Notice of Lease dated December 22, 1978 executed by Calvary Assembly of God, as lessor, and Planned Parenthood of Kansas, Inc., as lessee, recorded December 29, 1978 as [Film 344, Page 364](#).**

- 17. Rights of parties in possession under unrecorded leases.**

Dated: September 30, 2020, at 7:30 a.m.

SECURITY 1ST TITLE

By: 

LICENSED ABSTRACTER