



**AUCTION**

## PROPERTY INFORMATION



**217 NORTH PENNSLYVANIA  
WICHITA, KS**

**ONLINE ONLY | Bidding Ends Thursday,  
May 4th, 2023 @ 2:00 PM CT**



Kevin Howell, Auctioneer  
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KANSAS QUITCLAIM DEED

**Tax Year: 2023      Run Date: 3/30/2023 2:08:49 PM**

WICHITA, KS 67230-9223

217 N PENNSYLVANIA  
WICHITA, KS 67214

**Function:** 4215 Commercial pri **Sfx:** 3  
**Activity:** 3110 Primarily plant or factory-type  
**Ownership:** 1100 Private-fee simple  
**Site:** 6000 Developed site - with building

**Prop Class:** C Commercial & Industrial - C  
**Property Type:** C-Commercial & Industrial  
**Living Units:**  
**Zoning:** CBD  
**Multi-Zoning:** N **Non-Conforming:** N  
**Neighborhood:** 878.1 878.1  
**Economic Adj. Factor:**  
**Map / Routing:** B- / 1252101401013000  
**School District:** 0602 USD 259  
**Legacy ID:** 00121222  
**Investment Class:**  
**Tax Unit Group:** 6702-6702 001 WICHITA U-25

LOT 10 PENNSYLVANIA AVE.  
MATHEWSON'S 4TH. ADD.



25210140101300D 08/10/201

**Image Date:** 10/09/2017

**Topography:** Level - 1

**Utilities:** All Public - 1

**Access:** Paved Road - 1

**Fronting:** Secondary Street - 3

**Location:** Perimeter Central Business District

**Parking Type:** Off Street - 1

**Parking Quantity:** Adequate - 2

**Parking Proximity:** On Site - 3

**Parking Covered:**

### Parking Uncovered:

Date	Time	Code	Reason	Appraiser	Contact	Code
08/10/2017	10:00 AM	1	RE	540	MANAGER	5
08/20/2013	11:30 AM	1	RE	487	ROB	5
07/13/2012	9:00 AM	11	RE	488		

Number	Amount	Type	Issue Date	Status	% Comp
02777	47,261		05/31/2002	C	100
04671	18,000		04/06/1995	C	100

<b>Cls</b>	<b>Land</b>	<b>Building</b>	<b>Total</b>
C	10,600	511,200	521,800

Cls	Land	Building	Total
C	10,600	511,200	521,800

<b>Total</b>	10.600	511.200	521.800	<b>Total</b>	10,600	511,200	521,800
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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	6,076											63	10,000.00	1.75	1.75	1.75	1.74	10,600

<b>Total Market Land Value</b>	10.600
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**Tax Year:** 2023      **Run Date:** 3/30/2023 2:08:49 PM

## CALCULATED VALUES

<b>Cost Land:</b>	10,600
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<b>Cost Building:</b>	610,150
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**Cost Total:** 620,750

**Ag Use Land:** 0

**Ag Buildings:** 0

Misc. Buildings:	0
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## FINAL VALUES

Value Method: OVR

**Land Value:** 10,600

**Building Value:** 511,200

**Final Value:** 521,800

**Prior Value:**

## BUILDING COMMENTS

## SKETCH VECTORS

## COMMERCIAL BUILDING SECTIONS & BASEMENTS

Sec	Occupancy	MSCls	Rank	Yr Blt	Eff Yr	Levels	Stories	Area	Perim	Hgt	Phys	Func	Econ	OVR %	Rsn	Inc Use	Net Area	Cls	% Comp	RCN	% Gd	Value
1	494-Industrials, Light Mftg.	C	2.00	1962		01 / 01		10,284	233	14	3	3				044			0	716,600	49	351,130
2	494-Industrials, Light Mftg.	C	2.00	1962		01 / 01		2,080	97	14	3	3				083			0	160,160	49	78,480
3	494-Industrials, Light Mftg.	C	2.00	1962		01 / 01		2,979	102	14	3	3				082			0	216,960	49	106,310
4	494-Industrials, Light Mftg.	C	2.00	1962		01 / 01		1,664	116	14	3	3				084			0	125,270	49	61,380

## OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	% Comp	RCN	%Gd	Value
1	163-Site Improvements	C	2.00	1	1962			10		8		1	3	3					0	27,030	30	8,110
2	163-Site Improvements	C	2.00	1	1962			10		8		1	3	3					0	15,800	30	4,740

## COMMERCIAL BUILDING SECTION COMPONENTS

## OTHER BUILDING IMPROVEMENT COMPONENTS

[illegible]



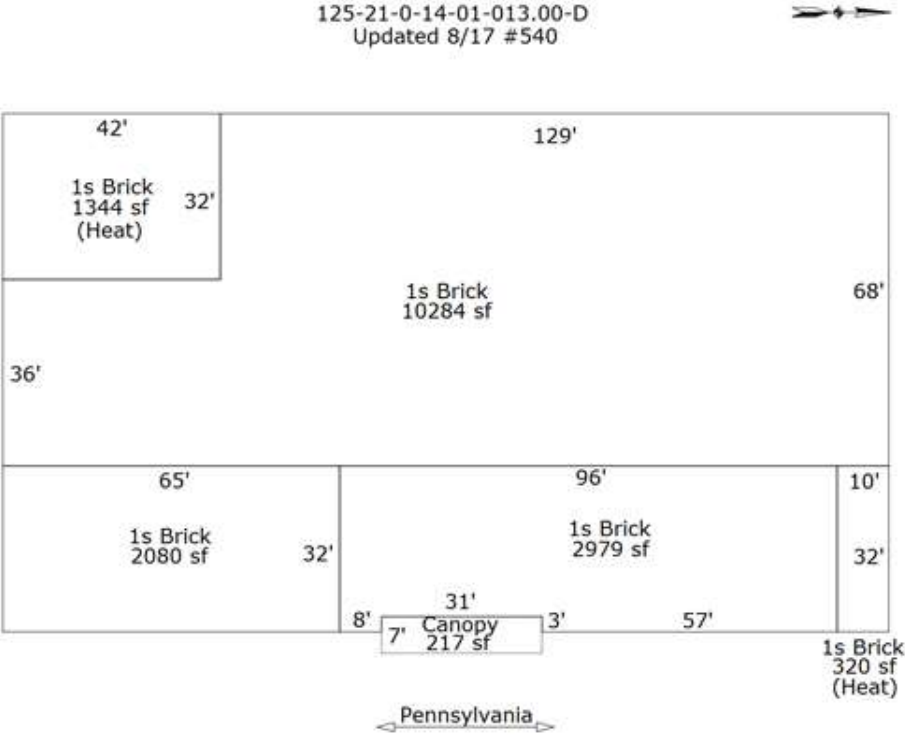
Parcel ID: 087-125-21-0-14-01-013.00-D

Quick Ref: R86789



Tax Year: 2023 Run Date: 3/30/2023 2:08:49 PM

Plot Plan Sketch



Search to Area Search

# Property Information Report

**Owner Name:** BOWMAN FAMILY TRUST LLC  
**PIN Number:** 00121219  
**AIN:** 087-125-21-0-14-01-013.00A  
**Geocode:** B 02558  
**Tax Unit:** 67-02

## Owner Address

**Owner Name:** BOWMAN FAMILY TRUST LLC  
**Owner Address:** 14801 TIMBER LAKE  
**Owner City:** WICHITA  
**Owner State:** KS  
**Owner ZIP:** 67230-9223

## Property Address

**Property Address:**  
**Property City:** null  
**Property State:** KS  
**Property ZIP:**

## Appraised Values

**Appraised Land Value:** \$7,100  
**Appraised Improvement Value:** \$0  
**Appraised Total Value:** \$7,100

## Assessed Values

**Assessed Land Value:** \$1,775  
**Assessed Improvement Value:** \$0  
**Assessed Total Value:** \$1,775

## Land Information

**Total Acres:** 0.094  
**Total Square Feet:** 4,078

**Abbreviated  
Legal  
Description:**

N 1/2 LOT 4 & S 5 FT LOT 6 PENNSYLVANIA AVE. MATHEWSON'S 4TH. ADD.

## Improvement Information

**Year Built:**  
**Year Last Sold:** 2017  
**Style:** N/A  
**Basement Type:** N/A  
**Arch Style Desc:** N/A  
**Neighborhood Code:** 878.1

**Living Unit:** N/A  
**Bedrooms:** N/A  
**Bathrooms:** N/A  
**Half Bath:** N/A

**Total Sq Ft:** N/A  
**Ground Floor Sq Ft:** N/A

## Other Information

**School District:** 259

# Property Information Report

**Owner Name:** BOWMAN FAMILY TRUST LLC  
**PIN Number:** 00121220  
**AIN:** 087-125-21-0-14-01-013.00B  
**Geocode:** B 025580001  
**Tax Unit:** 67-02

## Owner Address

**Owner Name:** BOWMAN FAMILY TRUST LLC  
**Owner Address:** 14801 TIMBER LAKE  
**Owner City:** WICHITA  
**Owner State:** KS  
**Owner ZIP:** 67230-9223

## Property Address

**Property Address:**  
**Property City:** null  
**Property State:** KS  
**Property ZIP:**

## Appraised Values

**Appraised Land Value:** \$9,700  
**Appraised Improvement Value:** \$0  
**Appraised Total Value:** \$9,700

## Assessed Values

**Assessed Land Value:** \$2,425  
**Assessed Improvement Value:** \$0  
**Assessed Total Value:** \$2,425

## Land Information

**Total Acres:** 0.128  
**Total Square Feet:** 5,568

**Abbreviated  
Legal  
Description:**

LOT 6 EXC S 5 FT PENNSYLVANIA AVE. MATHEWSON'S 4TH. ADD.

## Improvement Information

**Year Built:**  
**Year Last Sold:** 2017  
**Style:** N/A  
**Basement Type:** N/A  
**Arch Style Desc:** N/A  
**Neighborhood Code:** 878.1

**Living Unit:** N/A  
**Bedrooms:** N/A  
**Bathrooms:** N/A  
**Half Bath:** N/A

**Total Sq Ft:** N/A  
**Ground Floor Sq Ft:** N/A

## Other Information

**School District:** 259



# Property Information Report

**Owner Name:** BOWMAN FAMILY TRUST LLC  
**PIN Number:** 00121221  
**AIN:** 087-125-21-0-14-01-013.00C  
**Geocode:** B 02559  
**Tax Unit:** 67-02

## Owner Address

**Owner Name:** BOWMAN FAMILY TRUST LLC  
  
**Owner Address:** 14801 TIMBER LAKE  
**Owner City:** WICHITA  
**Owner State:** KS  
**Owner ZIP:** 67230-9223

## Property Address

**Property Address:** 217 N PENNSYLVANIA AVE  
**Property City:** WICHITA  
**Property State:** KS  
**Property ZIP:** 67214

## Appraised Values

**Appraised Land Value:** \$11,300  
**Appraised Improvement Value:** \$0  
**Appraised Total Value:** \$11,300

## Assessed Values

**Assessed Land Value:** \$2,825  
**Assessed Improvement Value:** \$0  
**Assessed Total Value:** \$2,825

## Land Information

**Total Acres:** 0.148  
**Total Square Feet:** 6,434

**Abbreviated  
Legal  
Description:**

LOT 8 PENNSYLVANIA AVE. MATHEWSON'S 4TH. ADD.

## Improvement Information

**Year Built:**  
**Year Last Sold:** 2017  
**Style:** N/A  
**Basement Type:** N/A  
**Arch Style Desc:** N/A  
**Neighborhood Code:** 878.1

**Living Unit:** N/A  
**Bedrooms:** N/A  
**Bathrooms:** N/A  
**Half Bath:** N/A

**Total Sq Ft:** N/A  
**Ground Floor Sq Ft:** N/A

## Other Information

**School District:** 259



# Property Information Report

**Owner Name:** BOWMAN FAMILY TRUST LLC  
**PIN Number:** 00121198  
**AIN:** 087-125-21-0-14-01-007.00  
**Geocode:** B 02535  
**Tax Unit:** 67-02

## Owner Address

**Owner Name:** BOWMAN FAMILY TRUST LLC  
**Owner Address:** 14801 TIMBER LAKE  
**Owner City:** WICHITA  
**Owner State:** KS  
**Owner ZIP:** 67230-9223

## Property Address

**Property Address:** 216 N NEW YORK AVE  
**Property City:** WICHITA  
**Property State:** KS  
**Property ZIP:** 67214

## Appraised Values

**Appraised Land Value:** \$10,900  
**Appraised Improvement Value:** \$1,320  
**Appraised Total Value:** \$12,220

## Assessed Values

**Assessed Land Value:** \$2,725  
**Assessed Improvement Value:** \$330  
**Assessed Total Value:** \$3,055

## Land Information

**Total Acres:** 0.143  
**Total Square Feet:** 6,231

**Abbreviated  
Legal  
Description:**

LOT 9 NEW YORK AVE. MATHEWSON'S 4TH. ADD.

## Improvement Information

**Year Built:**  
**Year Last Sold:** 2017  
**Style:** N/A  
**Basement Type:** N/A  
**Arch Style Desc:** N/A  
**Neighborhood Code:** 878.1

**Living Unit:** N/A  
**Bedrooms:** N/A  
**Bathrooms:** N/A  
**Half Bath:** N/A

**Total Sq Ft:** N/A  
**Ground Floor Sq Ft:** N/A

## Other Information

**School District:** 259

# Property Information Report

**Owner Name:** BOWMAN FAMILY TRUST LLC  
**PIN Number:** 00121222  
**AIN:** 087-125-21-0-14-01-013.00D  
**Geocode:** B 02560  
**Tax Unit:** 67-02

## Owner Address

**Owner Name:** BOWMAN FAMILY TRUST LLC  
**Owner Address:** 14801 TIMBER LAKE  
**Owner City:** WICHITA  
**Owner State:** KS  
**Owner ZIP:** 67230-9223

## Property Address

**Property Address:**  
**Property City:** null  
**Property State:** KS  
**Property ZIP:**

## Appraised Values

**Appraised Land Value:** \$10,600  
**Appraised Improvement Value:** \$511,200  
**Appraised Total Value:** \$521,800

## Assessed Values

**Assessed Land Value:** \$2,650  
**Assessed Improvement Value:** \$127,800  
**Assessed Total Value:** \$130,450

## Land Information

**Total Acres:** 0.139  
**Total Square Feet:** 6,076

**Abbreviated  
Legal  
Description:**

LOT 10 PENNSYLVANIA AVE. MATHEWSON'S 4TH. ADD.

## Improvement Information

**Year Built:** 1962  
**Year Last Sold:** 2017  
**Style:** N/A  
**Basement Type:** N/A  
**Arch Style Desc:** N/A  
**Neighborhood Code:** 878.1

**Living Unit:** N/A  
**Bedrooms:** N/A  
**Bathrooms:** N/A  
**Half Bath:** N/A

**Total Sq Ft:** 17007  
**Ground Floor Sq Ft:** N/A

## Other Information

**School District:** 259

# Property Information Report

**Owner Name:** BOWMAN FAMILY TRUST LLC  
**PIN Number:** 00121223  
**AIN:** 087-125-21-0-14-01-013.00E  
**Geocode:** B 02561  
**Tax Unit:** 67-02

## Owner Address

**Owner Name:** BOWMAN FAMILY TRUST LLC  
**Owner Address:** 14801 TIMBER LAKE  
**Owner City:** WICHITA  
**Owner State:** KS  
**Owner ZIP:** 67230-9223

## Property Address

**Property Address:**  
**Property City:** null  
**Property State:** KS  
**Property ZIP:**

## Appraised Values

**Appraised Land Value:** \$11,300  
**Appraised Improvement Value:** \$0  
**Appraised Total Value:** \$11,300

## Assessed Values

**Assessed Land Value:** \$2,825  
**Assessed Improvement Value:** \$0  
**Assessed Total Value:** \$2,825

## Land Information

**Total Acres:** 0.148  
**Total Square Feet:** 6,450

**Abbreviated  
Legal  
Description:**

LOT 12 PENNSYLVANIA AVE. MATHEWSON'S 4TH. ADD.

## Improvement Information

**Year Built:**  
**Year Last Sold:** 2017  
**Style:** N/A  
**Basement Type:** N/A  
**Arch Style Desc:** N/A  
**Neighborhood Code:** 878.1

**Living Unit:** N/A  
**Bedrooms:** N/A  
**Bathrooms:** N/A  
**Half Bath:** N/A

**Total Sq Ft:** N/A  
**Ground Floor Sq Ft:** N/A

## Other Information

**School District:** 259

# Property Taxes and Appraisals

## 216 N NEW YORK AVE WICHITA

### Property Description

Legal Description	LOT 9 NEW YORK AVE. MATHEWSON'S 4TH. ADD.
Owner	BOWMAN FAMILY TRUST LLC
Mailing Address	14801 TIMBER LAKE WICHITA KS 67230-9223
Geo Code	B 02535
PIN	00121198
AIN	125210140100700
Tax Unit	6702 001 WICHITA U-259
Land Use	7100 Building, developing, and general contra
Market Land Square Feet	6,231
2023 Total Acres	.14
2023 Appraisal	\$12,220
2023 Assessment	\$3,055

### Appraisal Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	\$10,900	\$1,320	\$12,220	+2%
2022	Commercial / Industrial	\$10,900	\$1,130	\$12,030	-4%
2021	Commercial / Industrial	\$10,900	\$1,570	\$12,470	+0%
2020	Commercial / Industrial	\$10,900	\$1,560	\$12,460	+0%
2019	Commercial / Industrial	\$10,900	\$1,520	\$12,420	+1%
2018	Commercial / Industrial	\$10,900	\$1,420	\$12,320	
2017	Commercial / Industrial	\$10,900	\$1,420	\$12,320	0%
2016	Commercial / Industrial	\$10,900	\$1,440	\$12,340	+0%
2015	Commercial / Industrial	\$10,900	\$1,420	\$12,320	-1%
2014	Commercial / Industrial	\$10,900	\$1,490	\$12,390	

### Assessment Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	\$2,725	\$330	\$3,055	+2%
2022	Commercial / Industrial	\$2,725	\$283	\$3,008	-4%
2021	Commercial / Industrial	\$2,725	\$393	\$3,118	+0%
2020	Commercial / Industrial	\$2,725	\$390	\$3,115	+0%
2019	Commercial / Industrial	\$2,725	\$380	\$3,105	+1%
2018	Commercial / Industrial	\$2,725	\$355	\$3,080	
2017	Commercial / Industrial	\$2,725	\$355	\$3,080	0%
2016	Commercial / Industrial	\$2,725	\$360	\$3,085	+0%
2015	Commercial / Industrial	\$2,725	\$355	\$3,080	-1%
2014	Commercial / Industrial	\$2,725	\$373	\$3,098	

### 2022 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$10.67
Totals:		\$0.00	\$0.00	\$10.67

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2022	115.114000	\$346.27	\$10.67	\$5.35	\$0.00	\$362.29	\$0.00	\$362.29
2021	116.142000	\$362.14	\$10.17	\$0.00	\$0.00	\$372.31	\$372.31	\$0.00
2020	116.599000	\$363.21	\$10.07	\$0.00	\$0.00	\$373.28	\$373.28	\$0.00
2019	116.788000	\$362.63	\$10.07	\$0.00	\$0.00	\$372.70	\$372.70	\$0.00
2018	117.213000	\$361.01	\$7.87	\$0.00	\$0.00	\$368.88	\$368.88	\$0.00
2017	117.293000	\$361.26	\$7.87	\$0.00	\$0.00	\$369.13	\$369.13	\$0.00
2016	117.201000	\$361.56	\$6.87	\$0.00	\$0.00	\$368.43	\$368.43	\$0.00
2015	119.847000	\$369.13	\$6.87	\$0.00	\$0.00	\$376.00	\$376.00	\$0.00
2014	117.365011	\$363.61	\$8.91	\$0.00	\$0.00	\$372.52	\$372.52	\$0.00
2013	120.600691	\$375.43	\$8.91	\$0.00	\$0.00	\$384.34	\$384.34	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	29.368000
0518 CITY OF WICHITA	32.762000
0602 USD 259	15.802000
0602 USD 259 SC	8.000000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	7.682000
Total: 115.114000	

# Property Taxes and Appraisals

N 1/2 LOT 4 & S 5 FT LOT 6 PENNSYLVANIA AVE. MATHEWSON'S 4TH. ADD.

## Property Description

Legal Description	N 1/2 LOT 4 & S 5 FT LOT 6 PENNSYLVANIA AVE. MATHEWSON'S 4TH. ADD.
Owner	BOWMAN FAMILY TRUST LLC
Mailing Address	14801 TIMBER LAKE WICHITA KS 67230-9223
Geo Code	B 02558
PIN	00121219
AIN	125210140101300A
Tax Unit	6702 001 WICHITA U-259
Land Use	4215 Commercial printing
Market Land Square Feet	4,078
2023 Total Acres	.09
2023 Appraisal	\$7,100
2023 Assessment	\$1,775

## Appraisal Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	\$7,100	\$0	\$7,100	
2022	Commercial / Industrial	\$7,100	\$0	\$7,100	
2021	Commercial / Industrial	\$7,100	\$0	\$7,100	
2020	Commercial / Industrial	\$7,100	\$0	\$7,100	
2019	Commercial / Industrial	\$7,100	\$0	\$7,100	
2018	Commercial / Industrial	\$7,100	\$0	\$7,100	
2017	Commercial / Industrial	\$7,100	\$0	\$7,100	
2016	Commercial / Industrial	\$7,100	\$0	\$7,100	
2015	Commercial / Industrial	\$7,100	\$0	\$7,100	
2014	Commercial / Industrial	\$7,100	\$0	\$7,100	

## Assessment Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	\$1,775	\$0	\$1,775	
2022	Commercial / Industrial	\$1,775	\$0	\$1,775	
2021	Commercial / Industrial	\$1,775	\$0	\$1,775	
2020	Commercial / Industrial	\$1,775	\$0	\$1,775	
2019	Commercial / Industrial	\$1,775	\$0	\$1,775	
2018	Commercial / Industrial	\$1,775	\$0	\$1,775	
2017	Commercial / Industrial	\$1,775	\$0	\$1,775	
2016	Commercial / Industrial	\$1,775	\$0	\$1,775	
2015	Commercial / Industrial	\$1,775	\$0	\$1,775	
2014	Commercial / Industrial	\$1,775	\$0	\$1,775	

## Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2022	115.114000	\$204.34	\$0.00	\$3.07	\$0.00	\$207.41	\$0.00	\$207.41
2021	116.142000	\$206.16	\$0.00	\$0.00	\$0.00	\$206.16	\$206.16	\$0.00
2020	116.599000	\$206.97	\$0.00	\$0.00	\$0.00	\$206.97	\$206.97	\$0.00
2019	116.788000	\$207.30	\$0.00	\$0.00	\$0.00	\$207.30	\$207.30	\$0.00
2018	117.213000	\$208.07	\$0.00	\$0.00	\$0.00	\$208.07	\$208.07	\$0.00
2017	117.293000	\$208.22	\$0.00	\$0.00	\$0.00	\$208.22	\$208.22	\$0.00
2016	117.201000	\$208.03	\$6.87	\$0.00	\$0.00	\$214.90	\$214.90	\$0.00
2015	119.847000	\$212.73	\$6.87	\$0.00	\$0.00	\$219.60	\$219.60	\$0.00
2014	117.365011	\$208.31	\$8.91	\$0.00	\$0.00	\$217.22	\$217.22	\$0.00
2013	120.600691	\$214.09	\$8.91	\$0.00	\$0.00	\$223.00	\$223.00	\$0.00

## Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	29.368000
0518 CITY OF WICHITA	32.762000
0602 USD 259	15.802000
0602 USD 259 SC	8.000000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	7.682000
Total: 115.114000	



# Property Taxes and Appraisals

**LOT 6 EXC S 5 FT PENNSYLVANIA AVE. MATHEWSON'S 4TH. ADD.**

## Property Description

Legal Description	LOT 6 EXC S 5 FT PENNSYLVANIA AVE. MATHEWSON'S 4TH. ADD.
Owner	BOWMAN FAMILY TRUST LLC
Mailing Address	14801 TIMBER LAKE WICHITA KS 67230-9223
Geo Code	B 025580001
PIN	00121220
AIN	125210140101300B
Tax Unit	6702 001 WICHITA U-259
Land Use	4215 Commercial printing
Market Land Square Feet	5,568
2023 Total Acres	.13
2023 Appraisal	\$9,700
2023 Assessment	\$2,425

## Appraisal Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	\$9,700	\$0	\$9,700	
2022	Commercial / Industrial	\$9,700	\$0	\$9,700	
2021	Commercial / Industrial	\$9,700	\$0	\$9,700	
2020	Commercial / Industrial	\$9,700	\$0	\$9,700	
2019	Commercial / Industrial	\$9,700	\$0	\$9,700	
2018	Commercial / Industrial	\$9,700	\$0	\$9,700	
2017	Commercial / Industrial	\$9,700	\$0	\$9,700	
2016	Commercial / Industrial	\$9,700	\$0	\$9,700	
2015	Commercial / Industrial	\$9,700	\$0	\$9,700	
2014	Commercial / Industrial	\$9,700	\$0	\$9,700	

## Assessment Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	\$2,425	\$0	\$2,425	
2022	Commercial / Industrial	\$2,425	\$0	\$2,425	
2021	Commercial / Industrial	\$2,425	\$0	\$2,425	
2020	Commercial / Industrial	\$2,425	\$0	\$2,425	
2019	Commercial / Industrial	\$2,425	\$0	\$2,425	
2018	Commercial / Industrial	\$2,425	\$0	\$2,425	
2017	Commercial / Industrial	\$2,425	\$0	\$2,425	
2016	Commercial / Industrial	\$2,425	\$0	\$2,425	
2015	Commercial / Industrial	\$2,425	\$0	\$2,425	
2014	Commercial / Industrial	\$2,425	\$0	\$2,425	

## Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2022	115.114000	\$279.16	\$0.00	\$4.19	\$0.00	\$283.35	\$0.00	\$283.35
2021	116.142000	\$281.64	\$0.00	\$0.00	\$0.00	\$281.64	\$281.64	\$0.00
2020	116.599000	\$282.77	\$0.00	\$0.00	\$0.00	\$282.77	\$282.77	\$0.00
2019	116.788000	\$283.20	\$0.00	\$0.00	\$0.00	\$283.20	\$283.20	\$0.00
2018	117.213000	\$284.26	\$0.00	\$0.00	\$0.00	\$284.26	\$284.26	\$0.00
2017	117.293000	\$284.45	\$0.00	\$0.00	\$0.00	\$284.45	\$284.45	\$0.00
2016	117.201000	\$284.20	\$6.87	\$0.00	\$0.00	\$291.07	\$291.07	\$0.00
2015	119.847000	\$290.62	\$6.87	\$0.00	\$0.00	\$297.49	\$297.49	\$0.00
2014	117.365011	\$284.62	\$8.91	\$0.00	\$0.00	\$293.53	\$293.53	\$0.00
2013	120.600691	\$292.48	\$8.91	\$0.00	\$0.00	\$301.39	\$301.39	\$0.00

## Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	29.368000
0518 CITY OF WICHITA	32.762000
0602 USD 259	15.802000
0602 USD 259 SC	8.000000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	7.682000
Total: 115.114000	

# Property Taxes and Appraisals

## 217 N PENNSYLVANIA AVE WICHITA

### Property Description

Legal Description	LOT 8 PENNSYLVANIA AVE. MATHEWSON'S 4TH. ADD.
Owner	BOWMAN FAMILY TRUST LLC
Mailing Address	14801 TIMBER LAKE WICHITA KS 67230-9223
Geo Code	B 02559
PIN	00121221
AIN	125210140101300C
Tax Unit	6702 001 WICHITA U-259
Land Use	4215 Commercial printing
Market Land Square Feet	6,434
2023 Total Acres	.15
2023 Appraisal	\$11,300
2023 Assessment	\$2,825

### Appraisal Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	\$11,300	\$0	\$11,300	
2022	Commercial / Industrial	\$11,300	\$0	\$11,300	
2021	Commercial / Industrial	\$11,300	\$0	\$11,300	
2020	Commercial / Industrial	\$11,300	\$0	\$11,300	
2019	Commercial / Industrial	\$11,300	\$0	\$11,300	
2018	Commercial / Industrial	\$11,300	\$0	\$11,300	
2017	Commercial / Industrial	\$11,300	\$0	\$11,300	
2016	Commercial / Industrial	\$11,300	\$0	\$11,300	
2015	Commercial / Industrial	\$11,300	\$0	\$11,300	
2014	Commercial / Industrial	\$11,300	\$0	\$11,300	

### Assessment Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	\$2,825	\$0	\$2,825	
2022	Commercial / Industrial	\$2,825	\$0	\$2,825	
2021	Commercial / Industrial	\$2,825	\$0	\$2,825	
2020	Commercial / Industrial	\$2,825	\$0	\$2,825	
2019	Commercial / Industrial	\$2,825	\$0	\$2,825	
2018	Commercial / Industrial	\$2,825	\$0	\$2,825	
2017	Commercial / Industrial	\$2,825	\$0	\$2,825	
2016	Commercial / Industrial	\$2,825	\$0	\$2,825	
2015	Commercial / Industrial	\$2,825	\$0	\$2,825	
2014	Commercial / Industrial	\$2,825	\$0	\$2,825	

### Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2022	115.114000	\$325.21	\$0.00	\$4.88	\$0.00	\$330.09	\$0.00	\$330.09
2021	116.142000	\$328.11	\$0.00	\$0.00	\$0.00	\$328.11	\$328.11	\$0.00
2020	116.599000	\$329.38	\$0.00	\$0.00	\$0.00	\$329.38	\$329.38	\$0.00
2019	116.788000	\$329.94	\$0.00	\$0.00	\$0.00	\$329.94	\$329.94	\$0.00
2018	117.213000	\$331.13	\$0.00	\$0.00	\$0.00	\$331.13	\$331.13	\$0.00
2017	117.293000	\$331.36	\$0.00	\$0.00	\$0.00	\$331.36	\$331.36	\$0.00
2016	117.201000	\$331.11	\$6.87	\$0.00	\$0.00	\$337.98	\$337.98	\$0.00
2015	119.847000	\$338.57	\$6.87	\$0.00	\$0.00	\$345.44	\$345.44	\$0.00
2014	117.365011	\$331.56	\$8.91	\$0.00	\$0.00	\$340.47	\$340.47	\$0.00
2013	120.600691	\$340.70	\$8.91	\$0.00	\$0.00	\$349.61	\$349.61	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	29.368000
0518 CITY OF WICHITA	32.762000
0602 USD 259	15.802000
0602 USD 259 SC	8.000000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	7.682000
Total: 115.114000	

# Property Taxes and Appraisals

## LOT 10 PENNSYLVANIA AVE. MATHEWSON'S 4TH. ADD.

### Property Description

Legal Description	LOT 10 PENNSYLVANIA AVE. MATHEWSON'S 4TH. ADD.
Owner	BOWMAN FAMILY TRUST LLC
Mailing Address	14801 TIMBER LAKE WICHITA KS 67230-9223
Geo Code	B 02560
PIN	00121222
AIN	125210140101300D
Tax Unit	6702 001 WICHITA U-259
Land Use	4215 Commercial printing
Market Land Square Feet	6,076
2023 Total Acres	.14
2023 Appraisal	\$521,800
2023 Assessment	\$130,450

### Commercial Buildings

Building	Units	Built	Sq. Ft.
5-QUICK PRINT (Industrials, Light Mftg.)		1962	17,007
More Details	View the Property Record Card for full property details		

### Appraisal Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	\$10,600	\$511,200	\$521,800	
2022	Commercial / Industrial	\$10,600	\$511,200	\$521,800	+11%
2021	Commercial / Industrial	\$10,600	\$460,200	\$470,800	
2020	Commercial / Industrial	\$10,600	\$460,200	\$470,800	+8%
2019	Commercial / Industrial	\$10,600	\$426,200	\$436,800	+12%
2018	Commercial / Industrial	\$10,600	\$379,900	\$390,500	+2%
2017	Commercial / Industrial	\$10,600	\$370,500	\$381,100	+3%
2016	Commercial / Industrial	\$10,600	\$358,400	\$369,000	
2015	Commercial / Industrial	\$10,600	\$358,400	\$369,000	
2014	Commercial / Industrial	\$10,600	\$358,400	\$369,000	

### Assessment Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	\$2,650	\$127,800	\$130,450	
2022	Commercial / Industrial	\$2,650	\$127,800	\$130,450	+11%
2021	Commercial / Industrial	\$2,650	\$115,050	\$117,700	
2020	Commercial / Industrial	\$2,650	\$115,050	\$117,700	+8%
2019	Commercial / Industrial	\$2,650	\$106,550	\$109,200	+12%
2018	Commercial / Industrial	\$2,650	\$94,975	\$97,625	+2%

Year	Class	Land	Improvements	Total	Change
2017	Commercial / Industrial	\$2,650	\$92,625	\$95,275	+3%
2016	Commercial / Industrial	\$2,650	\$89,600	\$92,250	
2015	Commercial / Industrial	\$2,650	\$89,600	\$92,250	
2014	Commercial / Industrial	\$2,650	\$89,600	\$92,250	

## 2022 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$10.67
<b>Totals:</b>		\$0.00	\$0.00	\$10.67

## Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2022	115.114000	\$15,016.64	\$10.67	\$225.41	\$0.00	\$15,252.72	\$0.00	\$15,252.72
2021	116.142000	\$13,669.92	\$10.17	\$0.00	\$0.00	\$13,680.09	\$13,680.09	\$0.00
2020	116.599000	\$13,723.70	\$10.07	\$0.00	\$0.00	\$13,733.77	\$13,733.77	\$0.00
2019	116.788000	\$12,753.24	\$10.07	\$0.00	\$0.00	\$12,763.31	\$12,763.31	\$0.00
2018	117.213000	\$11,442.91	\$7.87	\$0.00	\$0.00	\$11,450.78	\$11,450.78	\$0.00
2017	117.293000	\$11,175.10	\$7.87	\$0.00	\$0.00	\$11,182.97	\$11,182.97	\$0.00
2016	117.201000	\$10,811.80	\$6.87	\$0.00	\$0.00	\$10,818.67	\$10,818.67	\$0.00
2015	119.847000	\$11,055.91	\$6.87	\$0.00	\$0.00	\$11,062.78	\$11,062.78	\$0.00
2014	117.365011	\$10,826.95	\$8.91	\$0.00	\$0.00	\$10,835.86	\$10,835.86	\$0.00
2013	120.600691	\$11,631.95	\$8.91	\$0.00	\$0.00	\$11,640.86	\$11,640.86	\$0.00

## Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	29.368000
0518 CITY OF WICHITA	32.762000
0602 USD 259	15.802000
0602 USD 259 SC	8.000000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	7.682000
Total: 115.114000	

# Property Taxes and Appraisals

## LOT 12 PENNSYLVANIA AVE. MATHEWSON'S 4TH. ADD.

### Property Description

Legal Description	LOT 12 PENNSYLVANIA AVE. MATHEWSON'S 4TH. ADD.
Owner	BOWMAN FAMILY TRUST LLC
Mailing Address	14801 TIMBER LAKE WICHITA KS 67230-9223
Geo Code	B 02561
PIN	00121223
AIN	125210140101300E
Tax Unit	6702 001 WICHITA U-259
Land Use	4215 Commercial printing
Market Land Square Feet	6,450
2023 Total Acres	.15
2023 Appraisal	\$11,300
2023 Assessment	\$2,825

### Appraisal Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	\$11,300	\$0	\$11,300	
2022	Commercial / Industrial	\$11,300	\$0	\$11,300	
2021	Commercial / Industrial	\$11,300	\$0	\$11,300	
2020	Commercial / Industrial	\$11,300	\$0	\$11,300	
2019	Commercial / Industrial	\$11,300	\$0	\$11,300	
2018	Commercial / Industrial	\$11,300	\$0	\$11,300	
2017	Commercial / Industrial	\$11,300	\$0	\$11,300	
2016	Commercial / Industrial	\$11,300	\$0	\$11,300	
2015	Commercial / Industrial	\$11,300	\$0	\$11,300	
2014	Commercial / Industrial	\$11,300	\$0	\$11,300	

### Assessment Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	\$2,825	\$0	\$2,825	
2022	Commercial / Industrial	\$2,825	\$0	\$2,825	
2021	Commercial / Industrial	\$2,825	\$0	\$2,825	
2020	Commercial / Industrial	\$2,825	\$0	\$2,825	
2019	Commercial / Industrial	\$2,825	\$0	\$2,825	
2018	Commercial / Industrial	\$2,825	\$0	\$2,825	
2017	Commercial / Industrial	\$2,825	\$0	\$2,825	
2016	Commercial / Industrial	\$2,825	\$0	\$2,825	
2015	Commercial / Industrial	\$2,825	\$0	\$2,825	
2014	Commercial / Industrial	\$2,825	\$0	\$2,825	

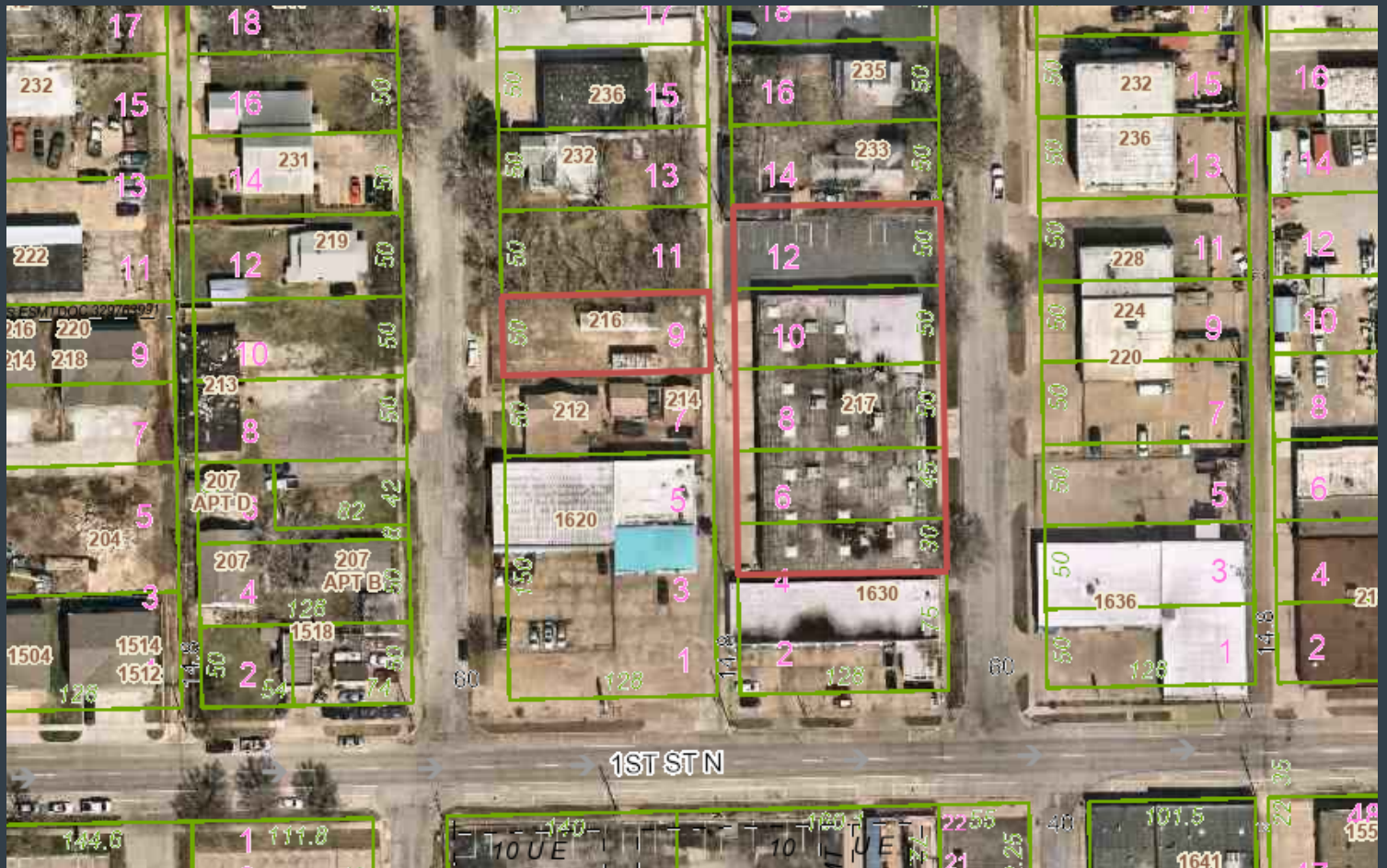
### Tax Billings

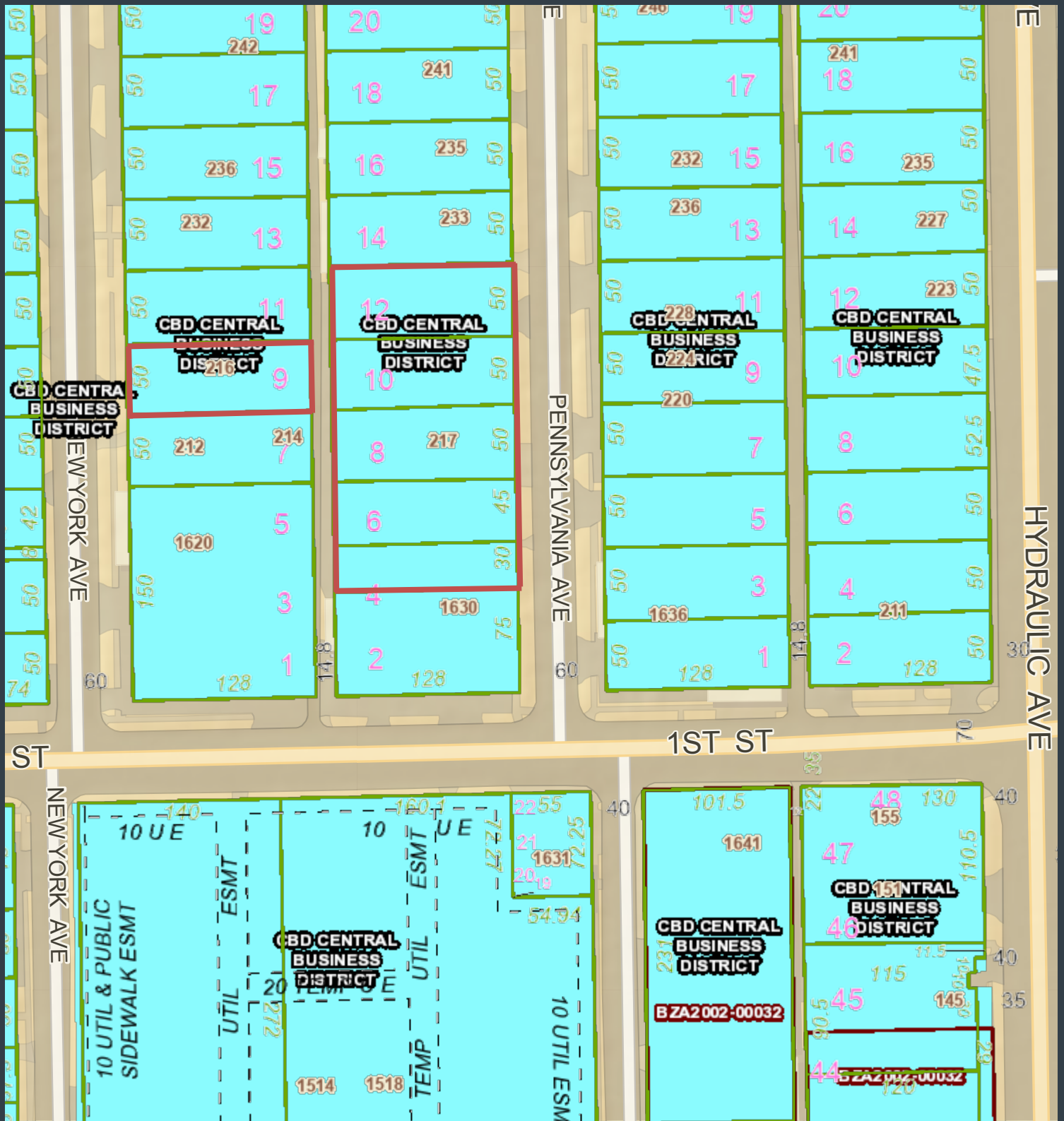


Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2022	115.114000	\$325.21	\$0.00	\$4.88	\$0.00	\$330.09	\$0.00	\$330.09
2021	116.142000	\$328.11	\$0.00	\$0.00	\$0.00	\$328.11	\$328.11	\$0.00
2020	116.599000	\$329.38	\$0.00	\$0.00	\$0.00	\$329.38	\$329.38	\$0.00
2019	116.788000	\$329.94	\$0.00	\$0.00	\$0.00	\$329.94	\$329.94	\$0.00
2018	117.213000	\$331.13	\$0.00	\$0.00	\$0.00	\$331.13	\$331.13	\$0.00
2017	117.293000	\$331.36	\$0.00	\$0.00	\$0.00	\$331.36	\$331.36	\$0.00
2016	117.201000	\$331.11	\$6.87	\$0.00	\$0.00	\$337.98	\$337.98	\$0.00
2015	119.847000	\$338.57	\$6.87	\$0.00	\$0.00	\$345.44	\$345.44	\$0.00
2014	117.365011	\$331.56	\$8.91	\$0.00	\$0.00	\$340.47	\$340.47	\$0.00
2013	120.600691	\$340.70	\$8.91	\$0.00	\$0.00	\$349.61	\$349.61	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	29.368000
0518 CITY OF WICHITA	32.762000
0602 USD 259	15.802000
0602 USD 259 SC	8.000000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	7.682000
Total: 115.114000	







# Mathewson's 4th Addition To Wichita

Entered on Transfer Record  
AUG 2 1886  
E. P. FORD.  
Co. Clerk

70ft		THIRD		STREET		70ft	
47	48	47	48	47	48	47	48
45	46	45	46	45	46	45	46
43	44	43	44	43	44	43	44
41	42	41	42	41	42	41	42
39	40	39	40	39	40	39	40
37	38	37	38	37	38	37	38
35	36	35	36	35	36	35	36
33	34	33	34	33	34	33	34
31	32	31	32	31	32	31	32
29	30	29	30	29	30	29	30
27	28	27	28	27	28	27	28
25	26	25	26	25	26	25	26
100ft		SECOND		STREET		100ft	
23	24	23	24	23	24	23	24
21	22	21	22	21	22	21	22
19	20	19	20	19	20	19	20
17	18	17	18	17	18	17	18
15	16	15	16	15	16	15	16
13	14	13	14	13	14	13	14
11	12	11	12	11	12	11	12
9	10	9	10	9	10	9	10
7	8	7	8	7	8	7	8
5	6	5	6	5	6	5	6
3	4	3	4	3	4	3	4
1	2	1	2	1	2	1	2
30ft		FIRST		STREET		30ft	
47	48	47	48	47	48	47	48
45	46	45	46	45	46	45	46
43	44	43	44	43	44	43	44
41	42	41	42	41	42	41	42
39	40	39	40	39	40	39	40
37	38	37	38	37	38	37	38
35	36	35	36	35	36	35	36
33	34	33	34	33	34	33	34
31	32	31	32	31	32	31	32
29	30	29	30	29	30	29	30
27	28	27	28	27	28	27	28
25	26	25	26	25	26	25	26

## Explanation.

All lots numbered 23, 24, 25 and 26 are 35 feet by 125 feet.  
All lots that included above are 50 feet by 125 feet.  
Streets and Alleys are indicated by figures on the plat.

I, O. Mulvey, Surveyor, do hereby certify that I have surveyed and platted Mathewson's 4th Addition to the City of Wichita, Kansas, and that the accompanying plat is a correct exhibit of said survey, described as follows:-  
Commencing at a point 640 feet South and 1320 feet East of the N.W. Corner of the N.E. 1/4 of Section 21, T. 27 S. R. 7 East of 6th P.M.  
Thence East 1328 feet and eleven inches to the section line, thence South 1374 feet and 2 inches, thence West 1328 feet and 4 inches, thence North 1375 feet to place of beginning.  
O. Mulvey  
Surveyor

State of Kansas } ss.  
County of Sedgewick }  
I, O. Mulvey, Surveyor, do hereby certify that the Mathewson's 4th Addition to the City of Wichita, Kansas, as shown in the accompanying plat, is a correct exhibit of said survey, described as follows:-  
Commencing at a point 640 feet South and 1320 feet East of the N.W. Corner of the N.E. 1/4 of Section 21, T. 27 S. R. 7 East of 6th P.M.  
Thence East 1328 feet and eleven inches to the section line, thence South 1374 feet and 2 inches, thence West 1328 feet and 4 inches, thence North 1375 feet to place of beginning.  
O. Mulvey  
Surveyor

W. Mathewson  
C. M. Mathewson

State of Kansas } ss.  
County of Sedgewick }  
Be it remembered that on this 31st day of July, 1886, before me a Notary Public in and for Sedgewick County, Kansas, came W. Mathewson and C. M. Mathewson to me personally known to be the same persons who signed the foregoing instrument, reporting on the 31st day of July, 1886, and as such acknowledged the same to be their voluntary act and deed.

In testimony whereof I have hereunto subscribed my name and affixed my official seal on the day and year last above written.  
Robt. M. Piatt  
Notary Public

SCALE 1 INCH=100 FT.

Filed Aug 2/86 and re-  
corded in Vol page  
All Deeds  
O. MULVEY C. E.  
My Commission expires Sept.



This digital plat record accurately reproduces in all details the original plat filed with the Sedgewick County Register of Deeds. Digitized under the supervision of Register of Deeds Bill Meek by Sedgewick County Geographic Information Systems.

Bill Meek, Register of Deeds  
Digitized rendition of original signature



**Transaction Identification Data for reference only:**

Issuing Agent:	Security 1st Title	Buyer:	A Legal Entity, To Be Determined
Issuing Office:	727 N Waco Ave Ste 300 Wichita, KS 67203	Title Contact:	Nariah Hamilton 727 N Waco Ave Wichita, KS 67203 Ste 300 (316) 779-1935 (Work) (316) 267-8115 (Work Fax) <a href="mailto:nhamilton@security1st.com">nhamilton@security1st.com</a>
ALTA Universal ID:	1010831		
Loan ID Number:			
Commitment No.:	C-NH3022494-2		
Property Address:	216 N. New York Ave. Wichita, KS 67214		

**SCHEDULE A**

**1. Commitment Date:**

03/16/2023 at 7:00 AM

**2. Policy to be issued:**

ALTA Owner's Policy 07-01-2021

\$1,000.00

Proposed Insured: A Legal Entity, To Be Determined

**3. The estate or interest in the Land at the Commitment Date is:**

Fee Simple

**4. The Title is, at the Commitment Date, vested in:**

Bowman Family Trust LLC, a Kansas limited liability company

**5. The Land is described as follows:**

The North Half of Lot 4 and all of Lots 6, 8, 10 and 12, on Pennsylvania Avenue; and Lot 9, on New York Avenue; all in Mathewson's 4th Addition to the City of Wichita, Sedgwick County, Kansas.

**Security 1st Title, LLC**

By:



## SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

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 property authorized, executed, and recorded in the Public Records.

**This company finds no open Mortgages of record executed by the current owner of the Land. If you are aware of any existing loans executed by the current owner encumbering the Land, please notify this company immediately.**

5. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in the Conditions, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
6. Furnish for examination an authentic copy of the articles of organization of Bowman Family Trust LLC, a limited liability company, together with proof that there has been no amendment to the articles of organization, or if there have been such amendments, furnish authentic copies thereof.

**Furnish for examination an authentic copy of the operating agreement, and of any amendments thereto, of Bowman Family Trust LLC, a limited liability company.**

**We reserve the right to make any additional requirements we deem necessary.**

7. Any instrument to be executed by the limited liability company must:
  - a. Be executed in the limited liability company's name, and
  - b. Be signed by all the members if management has been retained by the members (in the alternative one member can sign the documents and the rest can sign a separate consent form), or by such managers or other persons as provided in the operating agreement, if said document creates a lower approval threshold.
8. Provide this company with a properly completed and executed Owner's Affidavit.
9. File a Warranty Deed from Bowman Family Trust LLC, a Kansas limited liability company to A Legal Entity, To Be Determined.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions*

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10. Recording 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.





## SCHEDULE B, PART II—Exceptions

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

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. **General taxes and special assessments for the fiscal year 2022 in the original amount of \$356.94.**

**First Installment: \$178.47, plus interest and fees, DELINQUENT**  
**Second Installment: \$178.47, DUE, but not delinquent until May 10, 2023**  
**Property I.D. # B-02535**  
**PIN # 00121198 (Lot 9)**

8. **General taxes and special assessments for the fiscal year 2022 in the original amount of \$204.34.**

**First Installment: \$102.17, plus interest and fees, DELINQUENT**  
**Second Installment: \$102.17, DUE, but not delinquent until May 10, 2023**  
**Property I.D. # B-02558**  
**PIN # 00121219 (Lot 4 and Part of Lot 6)**

9. **General taxes and special assessments for the fiscal year 2022 in the original amount of \$279.16.**

**First Installment: \$139.58, plus interest and fees, DELINQUENT**  
**Second Installment: \$139.58, DUE, but not delinquent until May 10, 2023**  
**Property I.D. # B-02558-0001**  
**PIN # 00121220 (Remainder of Lot 6)**

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions*

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10. General taxes and special assessments for the fiscal year 2022 in the original amount of \$325.21.

First Installment: \$162.61, plus interest and fees, DELINQUENT  
Second Installment: \$162.60, DUE, but not delinquent until May 10, 2023  
Property I.D. # B-02559  
PIN # 00121221 (Lot 8)

11. General taxes and special assessments for the fiscal year 2022 in the original amount of \$15,027.31.

First Installment: \$7,513.66, plus interest and fees, DELINQUENT  
Second Installment: \$7,513.65, DUE, but not delinquent until May 10, 2023  
Property I.D. # B-02560  
PIN # 00121222 (Lot 10)

12. General taxes and special assessments for the fiscal year 2022 in the original amount of \$325.21.

First Installment: \$162.61, plus interest and fees, DELINQUENT  
Second Installment: \$162.60, DUE, but not delinquent until May 10, 2023  
Property I.D. # B-02561  
PIN # 00121233 (Lot 12)

13. Terms and provision contained in the Lease dated May 31, 1977 executed by James H. Bowman and Betty J. Bowman, as lessor, and J. H. Bowman Co., Inc., a corporation, as lessee, as evidenced by the Lease recorded June 02, 1977 as Film 247, Page [1072](#).

14. Terms and provision contained in the Lease dated April 05, 2002 executed by James H. Bowman Revocable Living Trust, as lessor, and Tarrahat, Inc., a Kansas corporation, as lessee, as evidenced by the Short Form Lease recorded April 29, 2002 as Film 2433, Page [826](#).

15. Rights or claims of parties in possession not shown by the public records.

The actual value of the estate or interest to be insured must be disclosed to the Company, and subject to approval by the Company, entered as the amount of the policy to be issued. It is agreed that, as between the Company, the applicant for this commitment, and every person relying on this commitment, the amount of the requested policy will be assumed to be \$1,000.00, and the total liability of the Company on account of this commitment shall not exceed that amount, until such time as the actual amount of the policy to be issued shall have been agreed upon and entered as aforesaid, and the Company's applicable insurance premium charge for same shall have been paid.

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Sedgwick County  
Register of Deeds - Tonya Buckingham  
Doc.#/Film-Pg: 29700542

Receipt #: 2024285  
Pages Recorded: 2

Recording Fee: \$32.00

Authorized By: *Tony Buckingham*

Cashier: LeClark

Date Recorded: 06/29/2017 02:46:33 PM



### TRUSTEE'S DEED

THIS INDENTURE made this 20<sup>th</sup> day of June, 2017, by and between Mark H. Bowman and Katherine K. Bowman, Co-Trustees of the Mark H. and Katherine K. Bowman Revocable Trust U/A dated April 18, 2014, (hereinafter called "Grantor"), and Bowman Family Trust LLC (hereinafter called "Grantee").

WITNESSETH, that whereas said Trust Agreement empowers the Grantor to convey interests in real estate and that said Trust Agreement has not been revoked and remains in full force and effect.

NOW, THEREFORE, Grantor hereby grants, bargains, sells and conveys unto Grantee, its administrators, executors, heirs and assigns, all the following described real estate situated in Sedgwick County, Kansas, to-wit:

An undivided one-half interest in and to Lot 9, New York Avenue and the North 1/2 of Lot 4, and all of Lots 6, 8, 10 and 12, Pennsylvania Avenue, all in Mathewson's 4th Addition to Wichita, Sedgwick County, Kansas.

subject to easements and restrictions of record.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances hereunto belonging or in anywise appertaining forever.

IN WITNESS WHEREOF, the said Grantor have set their hands as of the day and year first above written.

#### EXEMPTION NO. 7

Tax Notices:  
Bowman Family Trust LLC  
14801 Timber Lake  
Wichita, KS 67230

Mark H. Bowman, Co-Trustee of the Mark H. and Katherine K. Bowman Revocable Trust U/A dated April 18, 2014

Katherine K. Bowman, Co-Trustee of the Mark H. and Katherine K. Bowman Revocable Trust U/A dated April 18, 2014

RETURN TO: SHERWOOD, HARPER, DAKAN, UNRUH & PRATT, LC  
P. O. Box 830  
Wichita, KS 67201

29700542

STATE OF KANSAS       )  
                                  ) ss  
SEDGWICK COUNTY       )

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of June, 2017, by, Mark H. Bowman and Katherine K. Bowman, Co-Trustees of the Mark H. and Katherine K. Bowman Revocable Trust U/A dated April 18, 2014.



Alicia J. Buehne  
Printed Name: Alicia J. Buehne  
Notary Public



Cashier: Clerk

Authorized By: Tonya Buckingham

Date Recorded: 06/29/2017 02:45:34 PM

KANSAS QUITCLAIM DEED

On the 20<sup>th</sup> day of June, 2017, Richard James Bowman a/k/a Richard J. Bowman and Margaret L. Bowman, husband and wife, ("Grantors") QUITCLAIM, to Bowman Family Trust LLC ("Grantee") all of the following-described real estate in Sedgwick County, Kansas:

An undivided one-half interest in and to Lot 9, New York Avenue and the North 1/2 of Lot 4, and all of Lots 6, 8, 10 and 12, Pennsylvania Avenue, all in Mathewson's 4th Addition to Wichita, Sedgwick County, Kansas

without consideration, and subject to easements, covenants and restrictions of record.

Richard James Bowman a/k/a Richard J. Bowman

Margaret L. Bowman

STATE OF KANSAS )  
 ) ss:  
COUNTY OF SEDGWICK )

This instrument was acknowledged before me on the 20<sup>th</sup> day of June, 2017, by Richard James Bowman a/k/a Richard J. Bowman and Margaret L. Bowman, husband and wife.



Printed Name: Alicia J. Buehne  
Notary Public

RETURN TO: SHERWOOD, HARPER, DAKAN, UNRUH & PRATT, LC  
P. O. Box 830  
Wichita, KS 67201

Lorem ipsum

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**AUCTION**