

# 2022 Real Estate Tax Statement

Sedgwick County Treasurer  
PO Box 2961  
Wichita, KS 67201-2961

BILLING DATE: 03/27/2023  
PIN NO: 00121198  
AIN NO: 125210140100700  
GEO CODE: B 02535  
BILL NO: 221837506

MULTI NAME: M00654-BOWMAN JAMES  
MULTI CODE: M00654  
TAX UNIT: 6702  
Printed by: sanuser  
R-0-000001 \*DUPLICATE\* 03/27/2023

Make check payable to: Sedgwick County Treasurer

Real Estate Tax Summary		Property Address of Record
Special Assessment	Amount	216 N NEW YORK AVE
Special Assessment Principal	0.00	Taxed Items:
Special Assessment Interest	0.00	LOT 9 NEW YORK AVE. MATHEWSON'S 4TH. ADD.
Solid Waste Fee	10.67	
Special Assessment Total	10.67	

  
BOWMAN FAMILY TRUST LLC  
14801 TIMBER LAKE  
WICHITA KS 67230-9223

Owner of Record March 27, 2023  
BOWMAN FAMILY TRUST LLC

Real Estate Account Summary	
Description	Amount
Net General Tax	346.27
Special Assessment	10.67
Total Amount Due	356.94
Delinquent Years Total	0.00
Payment(s) Applied	0.00
Homestead Advance	0.00
Applicable Interest and Fees	5.35
Minimum Half Amount due	183.82
Full Payment	362.29

## Half or Full Payment Due April 20, 2023

PAYMENTS WILL BE APPLIED TO OLDEST YEAR FIRST

YOUR CHECK IS YOUR RECEIPT UNLESS YOU MARK THE RECEIPT OPTION BOX BELOW.  
PAY ONLINE AT WWW.SEDGWICKCOUNTY.ORG

ATTENTION TAXPAYER:  
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MY LOCAL TAXES Breakdown Click the link to get a personalized breakdown of Real Estate  
Total Taxes by Jurisdiction and Sedgwick County Taxes at Work

ALL LATE PAYMENTS WILL BE ASSESSED INTEREST PENALTY PLUS APPLICABLE FEES.

# 2022 Real Estate Tax Statement

06 1

AIN NO: 125210140100700  
GEO CODE: B 02535  
TU: 6702  
LOAN OR MULT CODE: M00654

Late Payments  
Call (316) 660-9000 for later payoff

Printed by: sanuser Check relevant boxes

\*DUPLICATE\* 03/27/2023

☐ Credit Card Payment  
(See Back)

☐ Address Change?  
See Back

☐ Mail Receipt

Mail payments to:

Sedgwick County Treasurer  
PO Box 2961  
Wichita, KS 67201-2961

## Due by April 20, 2023

Minimum Payment	183.82
Full Payment	362.29
Amount Enclosed	

2022-00121198

BOWMAN FAMILY TRUST LLC

  
BOWMAN FAMILY TRUST LLC  
14801 TIMBER LAKE  
WICHITA KS 67230-9223

# Property Taxes and Appraisals

## 216 N NEW YORK AVE WICHITA

### Property Description

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

2022 Real Estate Tax Statement

Sedgwick County Treasurer  
PO Box 2961  
Wichita, KS 67201-2961

BILLING DATE: 03/27/2023  
PIN NO: 00121219  
AIN NO: 125210140101300A  
GEO CODE: B 02558  
BILL NO: 221837396

MULTI NAME: M00654-BOWMAN JAMES  
MULTI CODE: M00654  
TAX UNIT: 6702  
Printed by: sanuser  
R-0-000001 \*DUPLICATE\* 03/27/2023

Make check payable to: Sedgwick County Treasurer

Real Estate Tax Summary		Property Address of Record
Special Assessment	Amount	Taxed Items:
Special Assessment Principal	0.00	N 1/2 LOT 4 & S 5 FT LOT 6 PENNSYLVANIA AVE. MATHEWSON'S 4TH. ADD.
Special Assessment Interest	0.00	
Solid Waste Fee	0.00	
Special Assessment Total	0.00	

  
BOWMAN FAMILY TRUST LLC  
14801 TIMBER LAKE  
WICHITA KS 67230-9223

Owner of Record March 27, 2023  
BOWMAN FAMILY TRUST LLC

Real Estate Account Summary	
Description	Amount
Net General Tax	204.34
Special Assessment	0.00
Total Amount Due	204.34
Delinquent Years Total	0.00
Payment(s) Applied	0.00
Homestead Advance	0.00
Applicable Interest and Fees	3.07
Minimum Half Amount due	105.24
Full Payment	207.41

Half or Full Payment Due April 20, 2023

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2022 Real Estate Tax Statement

AIN NO: 125210140101300A  
GEO CODE: B 02558  
TU: 6702  
LOAN OR MULT CODE: M00654

Late Payments  
Call (316) 660-9000 for later payoff

Printed by: sanuser      Check relevant boxes

\*DUPLICATE\* 03/27/2023

☐ Credit Card Payment  
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☐ Mail Receipt

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PO Box 2961  
Wichita, KS 67201-2961

06 1

Due by April 20, 2023

Minimum Payment	105.24
Full Payment	207.41
Amount Enclosed	

2022-00121219  
BOWMAN FAMILY TRUST LLC

  
BOWMAN FAMILY TRUST LLC  
14801 TIMBER LAKE  
WICHITA KS 67230-9223

# Property Taxes and Appraisals

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

## Property Description

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


2022 Real Estate Tax Statement

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BILLING DATE: 03/27/2023  
PIN NO: 00121220  
AIN NO: 125210140101300B  
GEO CODE: B 025580001  
BILL NO: 221837967

MULTI NAME: M00654-BOWMAN JAMES  
MULTI CODE: M00654  
TAX UNIT: 6702  
Printed by: sanuser  
R-0-000001 \*DUPLICATE\* 03/27/2023

Make check payable to: Sedgwick County Treasurer

Real Estate Tax Summary		Property Address of Record
Special Assessment	Amount	Taxed Items:
Special Assessment Principal	0.00	LOT 6 EXC S 5 FT PENNSYLVANIA AVE. MATHEWSON'S 4TH. ADD.
Special Assessment Interest	0.00	
Solid Waste Fee	0.00	
Special Assessment Total	0.00	
		Owner of Record March 27, 2023
BOWMAN FAMILY TRUST LLC 14801 TIMBER LAKE WICHITA KS 67230-9223		BOWMAN FAMILY TRUST LLC
Real Estate Account Summary		
Description	Amount	
Net General Tax	279.16	
Special Assessment	0.00	
Total Amount Due	279.16	
Delinquent Years Total	0.00	
Payment(s) Applied	0.00	
Homestead Advance	0.00	
Applicable Interest and Fees	4.19	
Minimum Half Amount due	143.77	
Full Payment	283.35	

Half or Full Payment Due April 20, 2023

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2022 Real Estate Tax Statement

AIN NO: 125210140101300B  
GEO CODE: B 025580001  
TU: 6702  
LOAN OR MULT CODE: M00654

Late Payments  
Call (316) 660-9000 for later payoff

Printed by: sanuser      Check relevant boxes

\*DUPLICATE\* 03/27/2023

☐ Credit Card Payment  
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☐ Address Change?  
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☐ Mail Receipt

Mail payments to:

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Wichita, KS 67201-2961

06 1

Due by April 20, 2023

Minimum Payment	143.77
Full Payment	283.35
Amount Enclosed	

2022-00121220  
BOWMAN FAMILY TRUST LLC



BOWMAN FAMILY TRUST LLC  
14801 TIMBER LAKE  
WICHITA KS 67230-9223

# Property Taxes and Appraisals

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

### Property Description

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

<b>Tax Year</b>	<b>Tax Rate</b>	<b>General Tax</b>	<b>Specials Tax</b>	<b>Interest</b>	<b>Fees</b>	<b>Total</b>	<b>Paid</b>	<b>Balance</b>
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

<b>Tax Authority</b>	<b>Tax Rate</b>
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	

# 2022 Real Estate Tax Statement

Sedgwick County Treasurer  
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AIN NO: 125210140101300C  
GEO CODE: B 02559  
BILL NO: 221837505

MULTI NAME: M00654-BOWMAN JAMES  
MULTI CODE: M00654  
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Printed by: sanuser  
R-0-000001 \*DUPLICATE\* 03/27/2023

Make check payable to: Sedgwick County Treasurer

Real Estate Tax Summary		Property Address of Record
Special Assessment	Amount	217 N PENNSYLVANIA AVE
Special Assessment Principal	0.00	Taxed Items: LOT 8 PENNSYLVANIA AVE. MATHEWSON'S 4TH. ADD.
Special Assessment Interest	0.00	
Solid Waste Fee	0.00	
Special Assessment Total	0.00	

  
BOWMAN FAMILY TRUST LLC  
14801 TIMBER LAKE  
WICHITA KS 67230-9223

Owner of Record March 27, 2023  
BOWMAN FAMILY TRUST LLC

Real Estate Account Summary	
Description	Amount
Net General Tax	325.21
Special Assessment	0.00
Total Amount Due	325.21
Delinquent Years Total	0.00
Payment(s) Applied	0.00
Homestead Advance	0.00
Applicable Interest and Fees	4.88
Minimum Half Amount due	167.49
Full Payment	330.09

## Half or Full Payment Due April 20, 2023

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GEO CODE: B 02559  
TU: 6702  
LOAN OR MULT CODE: M00654

Late Payments  
Call (316) 660-9000 for later payoff

Printed by: sanuser Check relevant boxes

\*DUPLICATE\* 03/27/2023

☐ Credit Card Payment  
(See Back)

☐ Address Change?  
See Back

☐ Mail Receipt

Mail payments to:

Sedgwick County Treasurer  
PO Box 2961  
Wichita, KS 67201-2961

## 06 1

Due by April 20, 2023

Minimum Payment	167.49
Full Payment	330.09
Amount Enclosed	

2022-00121221  
BOWMAN FAMILY TRUST LLC

  
BOWMAN FAMILY TRUST LLC  
14801 TIMBER LAKE  
WICHITA KS 67230-9223

# Property Taxes and Appraisals

## 217 N PENNSYLVANIA AVE WICHITA

### Property Description

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

<b>Tax Year</b>	<b>Tax Rate</b>	<b>General Tax</b>	<b>Specials Tax</b>	<b>Interest</b>	<b>Fees</b>	<b>Total</b>	<b>Paid</b>	<b>Balance</b>
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

<b>Tax Authority</b>	<b>Tax Rate</b>
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	

2022 Real Estate Tax Statement

Sedgwick County Treasurer  
PO Box 2961  
Wichita, KS 67201-2961

BILLING DATE: 03/27/2023  
PIN NO: 00121222  
AIN NO: 125210140101300D  
GEO CODE: B 02560  
BILL NO: 221838094

MULTI NAME: M00654-BOWMAN JAMES  
MULTI CODE: M00654  
TAX UNIT: 6702  
Printed by: sanuser  
R-0-000001 \*DUPLICATE\* 03/27/2023

Make check payable to: Sedgwick County Treasurer

Real Estate Tax Summary		Property Address of Record
Special Assessment	Amount	Taxed Items:
Special Assessment Principal	0.00	LOT 10 PENNSYLVANIA AVE. MATHEWSON'S 4TH. ADD.
Special Assessment Interest	0.00	
Solid Waste Fee	10.67	
Special Assessment Total	10.67	

  
BOWMAN FAMILY TRUST LLC  
14801 TIMBER LAKE  
WICHITA KS 67230-9223

Owner of Record March 27, 2023  
BOWMAN FAMILY TRUST LLC

Real Estate Account Summary	
Description	Amount
Net General Tax	15,016.64
Special Assessment	10.67
Total Amount Due	15,027.31
Delinquent Years Total	0.00
Payment(s) Applied	0.00
Homestead Advance	0.00
Applicable Interest and Fees	225.41
Minimum Half Amount due	7,739.07
Full Payment	15,252.72

Half or Full Payment Due April 20, 2023

PAYMENTS WILL BE APPLIED TO OLDEST YEAR FIRST

YOUR CHECK IS YOUR RECEIPT UNLESS YOU MARK THE RECEIPT OPTION BOX BELOW.  
PAY ONLINE AT WWW.SEDGWICKCOUNTY.ORG

ATTENTION TAXPAYER:  
A 2.19% convenience fee will be charged to all credit card transactions.

My Local Taxes - How are they used?  
Go to WWW.SEDGWICKCOUNTY.ORG click Government, Departments and Services, Treasurer  
MY LOCAL TAXES Breakdown Click the link to get a personalized breakdown of Real Estate  
Total Taxes by Jurisdiction and Sedgwick County Taxes at Work

ALL LATE PAYMENTS WILL BE ASSESSED INTEREST PENALTY PLUS APPLICABLE FEES.

2022 Real Estate Tax Statement

AIN NO: 125210140101300D  
GEO CODE: B 02560  
TU: 6702  
LOAN OR MULT CODE: M00654

Late Payments  
Call (316) 660-9000 for later payoff

Printed by: sanuser

Check relevant boxes

\*DUPLICATE\* 03/27/2023

☐ Credit Card Payment  
(See Back)

☐ Address Change?  
See Back

☐ Mail Receipt

Mail payments to:  
Sedgwick County Treasurer  
PO Box 2961  
Wichita, KS 67201-2961

06 1

Due by April 20, 2023

Minimum Payment	7,739.07
Full Payment	15,252.72
Amount Enclosed	

2022-00121222  
BOWMAN FAMILY TRUST LLC

  
BOWMAN FAMILY TRUST LLC  
14801 TIMBER LAKE  
WICHITA KS 67230-9223

# Property Taxes and Appraisals

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

### Property Description

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

### Commercial Buildings

Building	Units	Built	Sq. Ft.
5-QUICK PRINT (Industrials, Light Mftg.)		1962	17,007
<b>More Details</b>	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	

2022 Real Estate Tax Statement

Sedgwick County Treasurer  
PO Box 2961  
Wichita, KS 67201-2961

BILLING DATE: 03/27/2023  
PIN NO: 00121223  
AIN NO: 125210140101300E  
GEO CODE: B 02561  
BILL NO: 221838157

MULTI NAME: M00654-BOWMAN JAMES  
MULTI CODE: M00654  
TAX UNIT: 6702  
Printed by: sanuser  
R-0-000001 \*DUPLICATE\* 03/27/2023

Make check payable to: Sedgwick County Treasurer

Real Estate Tax Summary		Property Address of Record
Special Assessment	Amount	Taxed Items:
Special Assessment Principal	0.00	LOT 12 PENNSYLVANIA AVE. MATHEWSON'S 4TH. ADD.
Special Assessment Interest	0.00	
Solid Waste Fee	0.00	
Special Assessment Total	0.00	

  
BOWMAN FAMILY TRUST LLC  
14801 TIMBER LAKE  
WICHITA KS 67230-9223

Owner of Record March 27, 2023  
BOWMAN FAMILY TRUST LLC

Real Estate Account Summary	
Description	Amount
Net General Tax	325.21
Special Assessment	0.00
Total Amount Due	325.21
Delinquent Years Total	0.00
Payment(s) Applied	0.00
Homestead Advance	0.00
Applicable Interest and Fees	4.88
Minimum Half Amount due	167.49
Full Payment	330.09

Half or Full Payment Due April 20, 2023

PAYMENTS WILL BE APPLIED TO OLDEST YEAR FIRST

YOUR CHECK IS YOUR RECEIPT UNLESS YOU MARK THE RECEIPT OPTION BOX BELOW.  
PAY ONLINE AT WWW.SEDGWICKCOUNTY.ORG

ATTENTION TAXPAYER:  
A 2.19% convenience fee will be charged to all credit card transactions.

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MY LOCAL TAXES Breakdown Click the link to get a personalized breakdown of Real Estate  
Total Taxes by Jurisdiction and Sedgwick County Taxes at Work

ALL LATE PAYMENTS WILL BE ASSESSED INTEREST PENALTY PLUS APPLICABLE FEES.

2022 Real Estate Tax Statement

AIN NO: 125210140101300E  
GEO CODE: B 02561  
TU: 6702  
LOAN OR MULT CODE: M00654

Late Payments  
Call (316) 660-9000 for later payoff

Printed by: sanuser      Check relevant boxes

\*DUPLICATE\* 03/27/2023

☐ Credit Card Payment  
(See Back)

☐ Address Change?  
See Back

☐ Mail Receipt

Mail payments to:  
Sedgwick County Treasurer  
PO Box 2961  
Wichita, KS 67201-2961

06 1

Due by April 20, 2023

Minimum Payment	167.49
Full Payment	330.09
Amount Enclosed	

2022-00121223  
BOWMAN FAMILY TRUST LLC

  
BOWMAN FAMILY TRUST LLC  
14801 TIMBER LAKE  
WICHITA KS 67230-9223

# Property Taxes and Appraisals

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

### Property Description

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

<b>Tax Year</b>	<b>Tax Rate</b>	<b>General Tax</b>	<b>Specials Tax</b>	<b>Interest</b>	<b>Fees</b>	<b>Total</b>	<b>Paid</b>	<b>Balance</b>
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

<b>Tax Authority</b>	<b>Tax Rate</b>
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. A. FORD  
Co. Clerk

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

## Explanation.

All lots numbered 23, 24, 25 and 26 are 35 feet by 128 feet. All lots that included above are 50 feet by 128 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. 1 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 we, Wm. Mathewson and C. M. Mathewson his wife, have caused the land described in the Surveyor's Certificate above to be surveyed and platted into lots, streets and alleys, as shown in the accompanying plat to be known as Mathewson's 4th Addition to the City of Wichita Kansas. The streets and alleys are hereby dedicated to the public for the use of highways. Provided however if the City Council of Wichita Kansas or any other Authority shall at any time grant to any street or horse car company or street railway company the right to construct any track on said streets or alleys then the same shall revert to the grantors herein.

Wm. Mathewson  
C. M. Mathewson

State of Kansas } ss.  
County of Sedgewick }


on this 31st day of July 1886 before me a Notary Public in and for Sedgewick County Kansas came Wm. Mathewson and C. M. Mathewson to me personally known to be the same persons who signed the foregoing instrument of writing 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. Platt  
Notary Public

SCALE 1 INCH=100 FT.

Filed Aug 2/86 and re-  
corded in Vol page 110  
O. MULVEY C. E.  
Reg. of Deeds



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



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: lclark  
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

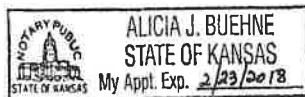
Katherine K. Bowman, Co-Trustee of the Mark H. and Katherine K. Bowman Revocable Trust U/A dated April 18, 2014

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



Sedgwick County  
Register of Deeds - Tonya Buckingham  
Doc. #/Flm-Pg: 29700543

Receipt #: 2024285  
Pages Recorded: 1

Recording Fee: \$18.00

Cashier: Iec Clark

Authorized By: *Tonya Buckingham*

Date Recorded: 06/29/2017 02:46:34 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

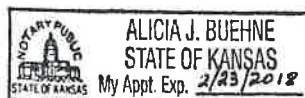
without consideration, and subject to easements, covenants and restrictions of record.

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



First American Title™

Commitment for Title Insurance  
Kansas - 2021 v. 01.00 (07-01-2021)

**ALTA COMMITMENT FOR TITLE INSURANCE**  
**issued by**  
**First American Title Insurance Company**

**NOTICE**

**IMPORTANT—READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.


THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.


**COMMITMENT TO ISSUE POLICY**

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, FIRST AMERICAN TITLE INSURANCE COMPANY, a California Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

By:   
Kenneth D. DeGiorgio, President

By:   
Lisa W. Cornehl, Secretary

**Issuing Agent: Security 1st Title**

 Security 1st Title

**Nariah Hamilton**  
**727 N Waco Ave**  
**Wichita, KS 67203**  
**Ste 300**

**(316) 779-1935 (Work)**  
**(316) 267-8115 (Work Fax)**  
[nhamilton@security1st.com](mailto:nhamilton@security1st.com)

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## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
  - b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
  - c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
  - d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
  - e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
  - f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
  - g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
  - h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
  - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
  - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
  3. The Company's liability and obligation is limited by and this Commitment is not valid without:
    - a. the Notice;
    - b. the Commitment to Issue Policy;
    - c. the Commitment Conditions;
    - d. Schedule A;
    - e. Schedule B, Part I—Requirements; and
    - f. Schedule B, Part II—Exceptions.

### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

### 5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

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- i. comply with the Schedule B, Part I—Requirements;
    - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
    - iii. acquire the Title or create the Mortgage covered by this Commitment.
  - b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
  - c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
  - d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
  - e. The Company is not liable for the content of the Transaction Identification Data, if any.
  - f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
  - g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.
6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**
- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
  - b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
  - c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
  - d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
  - e. Any amendment or endorsement to this Commitment must be in writing.
  - f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
7. **IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**  
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
8. **PRO-FORMA POLICY**  
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
9. **CLAIMS PROCEDURES**  
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
10. **CLASS ACTION**  
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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**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 properly 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.

**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.**

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## 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)**

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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