



## Commitment Cover Page

Order Number: **3067675**

Delivery Date: **04/02/2024**

Property Address: **1418 N. Meridian Rd., Peck, KS 67120**

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### For Closing Assistance

116 E. Harvey Avenue  
Wellington, KS 67152  
Office: (620) 326-7460  
[">](#)

### For Title Assistance

Jodie A. Heath  
116 E. Harvey Avenue  
Wellington, KS 67152  
Office: (620) 326-7460  
[jaheath@security1st.com](mailto:jaheath@security1st.com)

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### Seller/Owner

Gary Nickelson  
Attention: C/O Brad A. Nickelson  
9740 S. Tyler Rd.  
Clearwater, KS 67026

### Ordering Customer

J.P. Weigand & Sons, Inc. - Market St.  
Attention: Brenda Navarro  
150 N. Market  
Wichita, KS 67202  
(316) 304-4240 (Cell)  
(316) 262-6400 (Work)  
(316) 262-0647 (Work Fax)  
[bnavarro@weigand.com](mailto:bnavarro@weigand.com)

### Ordering Customer

J.P. Weigand & Sons, Inc. - Market St.  
150 N. Market  
Wichita, KS 67202  
(316) 262-6400 (Work)  
Delivered via: Electronic Mail

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## Title Fee Invoice

Date:	04/02/2024	Buyer(s):	A Legal Entity, to be determined
Order No.:	3067675	Seller(s):	Brad A. Nickelson and Gary Nickelson
Issuing Office:	Security 1st Title 116 E. Harvey Avenue Wellington, KS 67152	Property Address:	1418 N. Meridian Rd., Peck, KS 67120

Title Insurance Fees	
ALTA Owner's Policy 07-01-2021 (\$1,000.00)	\$400.00
	<b>Total \$400.00</b>
If Security 1st Title will be closing this transaction, the fees listed above will be collected at closing. Otherwise, please remit payment to the issuing office above.	
<b>Thank you for your order!</b>	

**Note:** The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

### Tax Information:

LT0006B

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## 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 EXTRACTIONAL 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  
Jodie A. Heath  
(620) 326-7460 (Work)  
(620) 326-2357 (Work Fax)  
[jaheath@security1st.com](mailto:jaheath@security1st.com)

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**Transaction Identification Data for reference only:**

Issuing Agent:	Security 1st Title	Buyer:	A Legal Entity, to be determined
Issuing Office:	116 E. Harvey Avenue Wellington, KS 67152	Title Contact:	Jodie A. Heath (620) 326-7460 (Work) (620) 326-2357 (Work Fax) <a href="mailto:jaheath@security1st.com">jaheath@security1st.com</a>
ALTA Universal ID:	1100301		
Loan ID Number:			
Commitment No.:	KS-R3067675		
Property Address:	1418 N. Meridian Rd. Peck, KS 67120		

**SCHEDULE A**

**1. Commitment Date:**

03/26/2024 at 7:00 AM

**2. Policy to be issued:**

ALTA Owner's Policy 07-01-2021

Proposed Insured: A Legal Entity, to be determined

The estate or interest to be insured: Fee Simple

\$1,000.00

**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:**

Brad A. Nickelson and Gary Nickelson

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

Property description set forth in Exhibit A attached hereto and made a part hereof.

**Security 1st Title, LLC**

By:



Commitment No.: KS-R3067675

## Exhibit A

Tract beginning at a point on the West line of the Southwest Quarter of Section 6, Township 30 South, Range 1 East of the Sixth Principal Meridian, Sumner County, Kansas; said point being 150 feet South of the Northwest corner of said Southwest Quarter, thence Southerly along said West line 150 feet, thence Easterly parallel with the North line of said Quarter 290.4 feet, thence Northerly parallel with the West line of said Quarter 150 feet, thence Westerly 290.4 feet, more or less, to the point of beginning.

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**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.
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. **In regard to the death of Carol A. Nickelson, we require:**
  - a. Obtain and file for record his/her Death Certificate in the office of the Register of Deeds. **\*\*We have a copy, this was filed of record on January 12, 2021 in Book 1080, Page 272.**
  - b. Indemnity from the grantee beneficiaries (Item 4, Schedule A) on the Transfer of Death Deed, for expenses paid by the State of Kansas, for medical assistance, all expenses of the final illness, and all other claims of the estate, including the lien of Federal Estate Taxes.
  - c. If said beneficiaries are the children of the grantor, we require an Affidavit that no children were born to, or adopted on in utero, since the date of the Transfer of Death Deed.
7. **File a Warranty Deed from Brad A. Nickelson a/k/a Braad A. Nickelson and Gary Nickelson, stating marital status and joined by spouse, if any, to A Legal Entity, to be determined.**
8. **Provide this company with a properly completed and executed Owner's Affidavit.**
9. **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: 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.**



## 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 at Date of Policy.
6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
7. **General taxes and special assessments for the year 2023 in the amount of \$3,752.54, PAID.**

**Property ID # LT0006B**

8. **Roadway easement, if any, over the West of subject property.**
9. **An easement for Right of Way, recorded as Book C-7 Misc., Page [540](#); Last assigned in Book 799, Page [182](#).  
In favor of: Hope Engineering and Supply Co.  
Affects: subject property**
10. **An easement for Right of Way, recorded as Book O-1 Misc., Page [185](#).  
In favor of: The Derby Oil Company  
Affects: subject property**
11. **The terms and provisions contained in the document entitled "Certificate of Appropriation for Beneficial Use of Water" filed as Book 422, Page [225](#).**
12. **The terms and provisions contained in Affidavit of Memorandum of Agreement between Targa Mid-Continent Westok, LLC and Sandridge Exploration and Production, LLC filed April 1, 2016 in Book 975, Page [186](#). NOTE: This is a blanket document that is indexed in all Section, Township and Ranges in Sumner County, Kansas and may or may not pertain to subject property set forth in Schedule A herein.**
13. **Rights or claims of parties in possession not shown by the public records.**
14. **Any interest outstanding of record in and to all the oil, gas and other minerals in and under and that may be produced from said premises, together with all rights incident to or growing out of said outstanding minerals, including but not limited to outstanding oil and gas leases and easements.**

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15. 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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## 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

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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:
  - 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

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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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## Privacy Notice

**Last Updated and Effective Date:** December 1, 2023

First American Financial Corporation and its subsidiaries and affiliates (collectively, “First American,” “we,” “us,” or “our”) describe in our full privacy policy (“Policy”), which can be found at <https://www.firstam.com/privacy-policy/>, how we collect, use, store, and disclose your personal information when: (1) when you access or use our websites, mobile applications, web-based applications, or other digital platforms where the Policy is posted (“Sites”); (2) when you use our products and services (“Services”); (3) when you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method (“Communications”); (4) when we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies (“Third Parties”); and (5) when you interact with us to conduct business dealings, such as the personal information we obtain from business partners and service providers and contractors who provide us certain business services (“B2B”). This shortened form of the Policy describes some of the terms contained in the Policy.

The Policy applies wherever it is posted. To the extent a First American subsidiary or affiliate has different privacy practices, such entity shall have their own privacy statement posted as applicable.

Please note that the Policy does not apply to any information we collect from job candidates and employees. Our employee and job candidate privacy policy can be found [here](#).

**What Type Of Personal Information Do We Collect About You?** We collect a variety of categories of personal information about you. To learn more about the categories of personal information we collect, please visit <https://www.firstam.com/privacy-policy/>.

**How Do We Collect Your Personal Information?** We collect your personal information: (1) directly from you; (2) automatically when you interact with us; and (3) from other parties, including business parties and affiliates.

**How Do We Use Your Personal Information?** We may use your personal information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, complying with relevant laws and our policies, and handling a claim. To learn more about how we may use your personal information, please visit <https://www.firstam.com/privacy-policy/>.

**How Do We Disclose Your Personal Information?** We do not sell your personal information or share your personal information for cross-context behavioral advertising. We may, however, disclose your personal information, including to subsidiaries, affiliates, and to unaffiliated parties, such as service providers and contractors: (1) with your consent; (2) in a business transfer; (3) to service providers and contractors; (4) to subsidiaries and affiliates; and (5) for legal process and protection. To learn more about how we disclose your personal information, please visit <https://www.firstam.com/privacy-policy/>.

**How Do We Store and Protect Your Personal Information?** The security of your personal information is important to us. That is why we take all commercially reasonable steps to make sure your personal information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your personal information.

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**How Long Do We Keep Your Personal Information?** We keep your personal information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

**Your Choices** We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and disclosure of your personal information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

**International Jurisdictions:** Our Services are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Services from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with the Policy. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Services, and your agreements with us.

**Changes to Our Policy** We may change the Policy from time to time. Any and all changes to the Policy will be reflected on this page and in the full Policy, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR SERVICES OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THE POLICY.**

#### **For California Residents**

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018, as amended by the California Privacy Rights Act and its implementing regulations. [To learn more, please visit https://www.firstam.com/privacy-policy/](https://www.firstam.com/privacy-policy/).

**Contact Us:** [dataprivacy@firstam.com](mailto:dataprivacy@firstam.com) or toll free at 1-866-718-0097.

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## **PRIVACY POLICY**

### WHAT DOES SECURITY 1<sup>ST</sup> TITLE DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of Security 1<sup>ST</sup> Title, LLC, pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as Security 1st Title, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
<b>For our everyday business purposes</b> —to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
<b>For our marketing purposes</b> —to offer our products and services to you.	Yes	No
<b>For joint marketing with other financial companies</b>	No	We don't share
<b>For our affiliates' everyday business purposes</b> —information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies.	Yes	No
<b>For our affiliates' everyday business purposes</b> —information about your creditworthiness.	No	We don't share
<b>For our affiliates to market to you</b>	Yes	No
<b>For nonaffiliates to market to you.</b> Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.	No	We don't share

We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliate, such as a third party insurance company, we will disclose your personal information to that nonaffiliate. (We do not control their subsequent use of information, and suggest you refer to their privacy notices.)

Sharing practices	
<b>How often does Security 1<sup>st</sup> Title notify me about their practices?</b>	We must notify you about our sharing practices when you request a transaction.
<b>How does Security 1<sup>st</sup> Title protect my personal information?</b>	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
<b>How does Security 1<sup>st</sup> Title collect my personal information?</b>	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> <li>• request insurance-related services</li> <li>• provide such information to us</li> </ul> <p>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</p>
<b>What sharing can I limit?</b>	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.
<b>Contact Us</b>	If you have any questions about this privacy notice, please contact us at: Security 1st Title, 727 N. Waco, Suite 300, Wichita, KS 67203

*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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## Tax History Inquiry for NICKELSON, BRAD A

Brad A Nickelson

04/11/24

Gary D Nickelson

04/12/24

[View Parcel Information](#) --- [Tax Search Page](#)

Property Address											
1418 N MERIDIAN RD											
Tax ID		Sec-Twn-Rng	Sub	Blk	Lot	Description				Parcel Id/Cama	Parcel Classes
2023 RealEstate - LT0006B		06-30-01E				S06, T30, R01E, ACRES 0.9, BEG 150'S &; 30'E NW COR SW4 TH E260'(S) S150'; ,W260'(S)N150' TO POB				023-06-0-00-00-007.00-0	Residential Real Estate
Tax Unit	USD	Cty/Twn	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	Dlq	Book-Page	Date of Transfer
045	263	LONDON	\$27437	140.294	\$3752.54	\$0	Amount \$3752.54	Amount \$3752.54	No	0090 - 0032	02/10/66

[Click here for Additional Years](#)

Tax ID		Sec-Twn-Rng	Sub	Blk	Lot	Description				Parcel Id/Cama	Parcel Classes
2022 RealEstate - LT0006B		06-30-01E				S06, T30, R01E, ACRES 0.9, BEG 150'S &; 30'E NW COR SW4 TH E260'(S) S150'; ,W260'(S)N150' TO POB				023-06-0-00-00-007.00-0	Residential Real Estate
Tax Unit	USD	Cty/Twn	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	Dlq		
045	263	LONDON	\$23647	145.114	\$3339.52	\$0	Amount \$3339.52	Amount \$3339.52	No		

Tax ID		Sec-Twn-Rng	Sub	Blk	Lot	Description				Parcel Id/Cama	Parcel Classes
2021 RealEstate - LT0006B		06-30-01E				S06, T30, R01E, ACRES 0.9, BEG 150'S &; 30'E NW COR SW4 TH E260'(S) S150'; ,W260'(S)N150' TO POB				023-06-0-00-00-007.00-0	Residential Real Estate
Tax Unit	USD	Cty/Twn	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	Dlq		
045	263	LONDON	\$22513	145.918	\$3239.06	\$0	Amount \$3239.06	Amount \$3239.06	No		

Tax ID		Sec-Twn-Rng	Sub	Blk	Lot	Description				Parcel Id/Cama	Parcel Classes
2020 RealEstate - LT0006B		06-30-01E				S06, T30, R01E, ACRES 0.9, BEG 150'S &; 30'E NW COR SW4 TH E260'(S) S150'; ,W260'(S)N150' TO POB				023-06-0-00-00-007.00-0	Residential Real Estate

Tax Detail Information

Tax Unit	USD	Cty/Twn	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	Dlq
045	263	LONDON	\$21119	145.517	\$3027.18	\$0	Amount \$3027.18	Amount \$3027.18	No

Tax ID	Sec-Twn-Rng	Sub	Blk	Lot	Description			Parcel Id/Cama	Parcel Classes
2019 RealEstate - LT0006B	06-30- 01E				S06, T30, R01E, ACRES 0.9, BEG 150'S &; 30'E NW COR SW4 TH E260'(S) S150'; ,W260'(S)N150' TO POB			023-06-0-00- 00-007.00-0	Residential Real Estate
Tax Unit	USD	Cty/Twn	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	Dlq
045	263	LONDON	\$20448	150.214	\$3025.58	\$0	Amount \$3025.58	Amount \$3025.58	No

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 *Brad A Nickelson* 04/11/24

 *Gary D Nickelson* 04/12/24



**Tax History Inquiry for NICKELSON, BRAD A**

[View Parcel Information](#) --- [Tax Search Page](#)

Property Address											
1418 N MERIDIAN RD											
Tax ID		Sec-Twn-Rng	Sub	Blk	Lot	Description				Parcel Id/Cama	Parcel Classes
2023 RealEstate - LT0006B		06-30-01E				S06, T30, R01E, ACRES 0.9, BEG 150'S &; 30'E NW COR SW4 TH E260'(S) S150'; ,W260'(S)N150' TO POB				023-06-0-00-00-007.00-0	Residential Real Estate
Tax Unit	USD	Cty/Twn	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	Dlq	Book-Page	Date of Transfer
045	263	LONDON	\$27437	140.294	\$3752.54	\$0	Amount \$3752.54	Amount \$3752.54	No	0090 - 0032	02/10/66

[Click here for Additional Years](#)

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**The Parcel Number for this Property is 096-023-06-0-00-00-007.00-0**  
**Quick Ref ID: 1522**

#### Owner Information

<b>Owner Name</b>	NICKELSON, BRAD A
<b>Address</b>	9740 S TYLER RD CLEARWATER, KS 67026
<b>Owner Name</b>	NICKELSON, GARY
<b>Address</b>	Attn: NICKELSON,BRAD A 9740 S TYLER RD CLEARWATER, KS 67026

#### Property Situs Address

<b>Address</b>	1418 N MERIDIAN RD, Peck, KS 67120
----------------	------------------------------------

#### Land Based Classification System

<b>Function</b>	Single family residence (detached)
<b>Activity</b>	Household activities
<b>Ownership</b>	Private-fee simple
<b>Site</b>	Developed site - with buildings

#### General Property Information

<b>Prop Class</b>	Residential - R
<b>Living Units</b>	1
<b>Zoning</b>	
<b>Neighborhood</b>	607.P
<b>Tax Unit Group</b>	045

#### 2024 Appraised Value

<b>Class</b>	<b>Land</b>	<b>Building</b>	<b>Total</b>
Residential - R	0	234,300	234,300
<b>Total</b>	0	234,300	234,300

#### 2023 Appraised Value

<b>Class</b>	<b>Land</b>	<b>Building</b>	<b>Total</b>
Residential - R	28,120	210,460	238,580
<b>Total</b>	28,120	210,460	238,580

#### Tract Description

S06, T30, R01E, ACRES 0.9, BEG 150'S & 30'E NW COR SW4 TH E260'(S) S150',W260'(S)N150' TO POB Lot Width: 150.0 Lot Depth: 260.0 Deed Book/Page 0090/0032

#### Building Permit Information

<b>Permit Number</b>	<b>Amount</b>	<b>Issue Date</b>	<b>Description</b>
93112	6,000	2/7/1994	

#### Deed Information

<b>Book1</b>	<b>Page1</b>	<b>Book2</b>	<b>Page2</b>	<b>Book3</b>	<b>Page3</b>	<b>Book4</b>	<b>Page4</b>
1080	0271	1027	0587	1081	0252	0090	0032

#### Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Acre	Primary Site - 1	0.9										0

## Dwelling Information

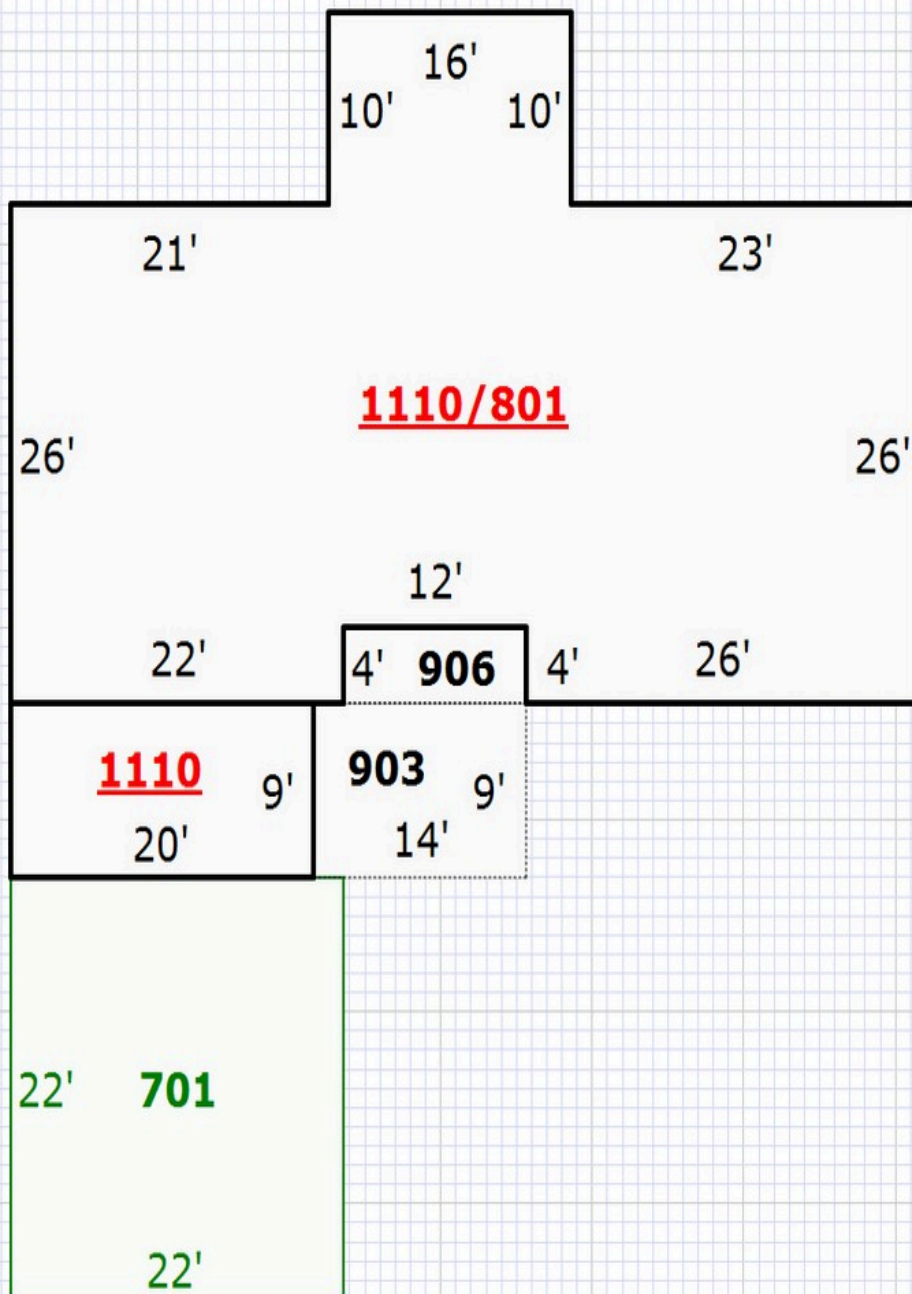
Dwelling Information		Comp Sales Information	
<b>Res Type</b>	Single-family Residence	<b>Arch Style</b>	Ranch
<b>Quality</b>	AV	<b>Bsmt Type</b>	Full - 4
<b>Year Built</b>	1966	<b>Total Rooms</b>	9
<b>Eff Year</b>		<b>Bedrooms</b>	5
<b>MS Style</b>	One Story	<b>Family Rooms</b>	1
<b>LBCS Struct</b>	Detached SFR unit	<b>Full Baths</b>	2
<b>No. of Units</b>		<b>Half Baths</b>	
<b>Total Living Area</b>		<b>Garage Cap</b>	
<b>Calculated Area</b>	1,852	<b>Foundation</b>	Concrete - 2
<b>Main Floor Living Area</b>	1,852		
<b>Upper Floor Living Area Pct.</b>			
<b>CDU</b>	GD		
<b>Phys/Func/Econ</b>	GD/ /		
<b>Ovr Pct Gd/RCN</b>	/309,490		
<b>Remodel</b>			
<b>Percent Complete</b>			
<b>Assessment Class</b>			
<b>MU Cls/Pct</b>			

Dwelling Components				
Code	Units	Pct	Quality	Year
Attached Garage (SF)	484			
Garage Finish, Attached (SF)	484			
Frame, Siding, Vinyl		90		
Composition Shingle		100		
Total Basement Area (SF)	1,672			
Raised Subfloor (% or SF)	1,852			
Minimal Finish Area (SF)	1,672			
Warmed & Cooled Air		100		
Plumbing Fixtures (#)	12			
Plumbing Rough-ins (#)	1			
Double 1-Story Fireplace (#)	1			
Automatic Floor Cover Allowance				
Open Slab Porch (SF)	252			
Veneer, Stone		10		
Wood Deck (SF) with Roof	48			
Wood Deck (SF)	126			

Building Improvements																					
Id	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Clis	RCN	%Gd	Value
68	Residential Garage - Detached	D	2.00	1	1994			884	120	8	34 X 26	1	3	3					30,392	47	14,280
29	Prefabricated Storage Shed	D	2.00	1	1990			240	72	7		1	1	2					5,618	5	280

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Sketch by Apex Sketch



The Standard for Excellence.™

## GROUNDWATER / ENVIRONMENTAL ADDENDUM

1 THIS ADDENDUM to Contract for Sale and Purchase of Real Estate between and among the undersigned is  
2 entered into effective on the last date set forth below.

3 Groundwater contamination has been detected in several areas in and around Sedgwick County.  
4 Licensees do not have any expertise in evaluating environmental conditions.

5 The parties are proposing the sale and purchase of certain property, commonly known as:  
6 1418 N Meridian Peck, KS 67120

7 **The parties are advised to obtain expert advice in regard to any environmental concerns.**

8 **SELLER'S DISCLOSURE (please complete both a and b below)**

9 (a) Presence of groundwater contamination or other environmental concerns (initial one):

BAN GDN

10 Seller has no knowledge of groundwater contamination or other environmental concerns;  
11 or  
12 \_\_\_\_\_ Known groundwater contamination or other environmental concerns are: \_\_\_\_\_  
13 \_\_\_\_\_  
14 \_\_\_\_\_

15 (b) Records and reports in possession of Seller (initial one):

BAN GDN

16 Seller has no reports or records pertaining to groundwater contamination or other  
17 environmental concerns; or  
18 \_\_\_\_\_ Seller has provided the Buyer with all available records and reports pertaining to  
19 groundwater contamination or other environmental concerns (list document below):  
20 \_\_\_\_\_  
21 \_\_\_\_\_

22 **BUYER'S ACKNOWLEDGMENT (please complete c below)**

23 (c) \_\_\_\_\_ Buyer has received copies of all information, if any, listed above. (initial)

### 24 CERTIFICATION

25 Seller certifies, to the best of Seller's knowledge, that the information Seller has provided is true and  
26 accurate, and that Buyer and all licensees involved are relying on Seller's information. Buyer certifies that  
27 Buyer has reviewed Seller's responses and any records and reports furnished by Seller.

Brad A Nickelson

04/11/24

Seller

Date

Buyer

Date

Gary D Nickelson

04/12/24

Seller

Date

Buyer

Date

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**Property Address:** 1418 N Meridian Peck, KS 67120

### Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

#### Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

#### Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):



(i) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) \_\_\_\_\_ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) \_\_\_\_\_ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) \_\_\_\_\_ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

#### Purchaser's Acknowledgment (initial)

(c) \_\_\_\_\_ Purchaser has received copies of all information listed above.


(d) \_\_\_\_\_ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) \_\_\_\_\_ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or




(ii) \_\_\_\_\_ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

#### Agent's Acknowledgment (initial)

(f)  Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

#### Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

	04/11/24		04/12/24
Seller	Date	Seller	Date
	04/10/24		
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date





## Real Estate Brokerage Relationships

Kansas law requires real estate licensees to provide the following information about brokerage relationships to prospective sellers and buyers at the first practical opportunity. This brochure is provided for informational purposes and does not create an obligation to use the broker's services.

**Types of Brokerage Relationships:** A real estate licensee may work with a buyer or seller as a seller's agent, buyer's agent or transaction broker. The disclosure of the brokerage relationship between all licensees involved and the seller and buyer must be included in any contract for sale and in any lot reservation agreement.

**Seller's Agent:** The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent. In order to function as a seller's agent, the broker must enter into a written agreement to represent the seller. Under a seller agency agreement, all licensees at the brokerage are seller's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a seller's agent and the supervising broker of the designated agent functions as a transaction broker.

**Buyer's Agent:** The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent. In order to function as a buyer's agent, the broker must enter into a written agreement to represent the buyer. Under a buyer agency agreement, all licensees at the brokerage are buyer's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a buyer's agent and the supervising broker of the designated agent functions as a transaction broker.

**A Transaction Broker:** is not an agent for either party and does not advocate the interests of either party. A transaction brokerage agreement can be written or verbal.

**Duties and Obligations:** Agents and transaction brokers have duties and obligations under K.S.A. 58-30,106, 58-30,107, and 58-30,113, and amendments thereto. A summary of those duties are:

**An agent,** either seller's agent or buyer's agent, is responsible for performing the following duties:

- promoting the interests of the client with good faith, loyalty, and fidelity
- presenting all offers in a timely manner
- accounting for all money and property received
- disclosing to the other party all adverse facts actually known by the agent
- protecting the clients confidences, unless the utmost disclosure is required
- advising the client to obtain expert advice
- disclosing to the client all adverse material facts actually known by the agent material

**The transaction broker** is responsible for performing the following duties:

- protecting the confidences of both parties
- presenting all offers in a timely manner
- suggesting that the parties obtain expert advice
- keeping the parties fully informed
- disclosing to the parties all adverse material facts actually known by the transaction broker
- exercising reasonable skill and care
- advising the parties regarding the transaction
- accounting for all money and property received
- assisting the parties in closing the transaction

**Agents and Transaction Brokers** have no duty to:

- conduct an independent inspection of the property for the benefit of any party
- conduct an independent investigation of the buyer's financial condition
- independently verify the accuracy or completeness of statements made by the seller, buyer, or any qualified third party.

**General Information:** Each real estate office has a supervising broker or branch broker who is responsible for the office and the affiliated licensees assigned to the office. Below are the names of the licensee providing this brochure, the supervising/branch broker, and the real estate company.

**Agent (Licensee):** Stephanie Carlson **Supervising Broker:** Delaine Lacey

**Real Estate Companies Name (As Approved By KREC):** J.P. Weigand & Sons, Inc.

**Company Address and Contact Information:** 4050 N Ridge Rd Wichita, KS 67205 316-722-6182

<input checked="" type="checkbox"/> SELLER <input type="checkbox"/> BUYER	<u>Brad Nickelson</u>		<u>04/11/24</u>
	Print Name	Signature	DATE
<input checked="" type="checkbox"/> SELLER <input type="checkbox"/> BUYER	<u>Gary D Nickelson</u>		<u>04/12/24</u>
	Print Name	Signature	DATE

Approved by the Kansas Real Estate Commission on October 10, 2017



## FAIR HOUSING COMPLIANCE

Buyer letters are a tactic used by some buyers in an attempt to stand out to a seller. While such letters may seem harmless, these communications can raise Fair Housing compliance concerns.

J.P. Weigand & Sons Inc. strongly recommends that before any letters are read for consideration of an offer that the Seller(s) consider the following:

\*A decision to accept or reject an offer should be based on objective criteria only (price, terms etc..).

\*Buyer letters may contain personal information and reveal characteristics of the buyer, such as race, color, religion, sex, sexual orientation, or gender identity, handicap, familial status, age, or national origin which could then be used, knowingly or through unconscious bias, as an unlawful basis for seller's decision to accept or reject an offer.

Our policy is that we will not open or read any buyer letters but will deliver to Seller upon request. Our goal is to protect our clients from any Fair Housing liability and create best practices that do not violate the Fair Housing Act.

Authentisign  
Brad A Nickelson 04/11/24

Seller Date

Authentisign  
Gary D Nickelson 04/12/24

Seller Date

Authentisign  
Stephanie Carlson 04/10/24

Agent Date



SUMNER COUNTY  
Planning  
Zoning  
Environmental Health

110 E 10th Street ♦ Wellington, KS 67152 ♦ Phone: (620) 326-2207 ♦ Fax: (620) 399-1033 ♦ <http://co.sumner.ks.us>

BRAD & GARY NICKELSON  
9740 S. TYLER RD.  
CLEARWATER, KS 67026

WO #: 24-057

DATE: 10-Apr-24

PB: BF

**PROPERTY DESCRIPTION:** All of Sumner County, KS

LEGAL DESCRIPTION: NWC SW4 LOT: BLK: ADD:  
SECTION: 6 TOWNSHIP: 30 RANGE: 1E TOWNSHIP: LONDON  
PARCEL: 023-06-0-00-00-007.00-0 PO VERIFIED: 08-Apr-24  
SIZE OF TRACT: 0.9 +/- ACRES DIST: R-D  
SITE ADDRESS: 1418 N. MERIDIAN RD. PECK, KS 67120  
OWNER OF RECORD: BRAD & GARY NICKELSON  
MAILING ADDRESS: 9740 S. TYLER RD. CLEARWATER, KS 67026

**FIELD APPRAISAL**

☐ REFINANCE ☒ PROPERTY TRANSFER ☐ OTHER

BUYER: AUCTION  
REALTOR: STEPHANIE CARLSON  
LENDER: AUCTION

**WATER SUPPLY SYSTEM:** INSPECTION DATE: 10-APR-24

☐ NOT APPLICABLE ☐ CONNECTED TO PUBLIC SUPPLY SYSTEM  
Private Well (s): ☒ **APPROVED CONSTRUCTION INSPECTION ONLY**

REMARKS: WATER WELL IS IN COMPLIANCE

**SEWER SYSTEM:** INSPECTION DATE: 10-APR-24

☐ NOT APPLICABLE: ☐ CONNECTED TO PUBLIC SEWER SYSTEM  
Private Sewer System ☒ **APPROVED CONSTRUCTION INSPECTION ONLY**

TYPE OF SYSTEM: ☐ SEPTIC/LATERAL-CHAMBERS SIZE/TYPE OF TANK: GAL:  
☐ WASTE STABILIZATION POND SIZE:

REMARKS: SEPTIC SYSTEMS ARE IN COMPLIANCE

☒ LATERAL FIELD UNKNOWN: ☒ NO EFFLUENT OBSERVED:  
☒ IF EFFLUENT SURFACES PERMIT TO CONSTRUCT/UPGRADE WILL BE REQUIRED

☒ PAYMENT RECEIVED: 10-Apr-24 RECEIPT# 80232074

CERTIFIED BY: *Barry Fleming* DATE: 10-Apr-24

DISTRIBUTION: ☒ MAIL ☐ FAX ☒ EMAIL

**SEE STATEMENT OF UNDERSTANDING ON REVERSE**

## STATEMENT OF UNDERSTANDING:

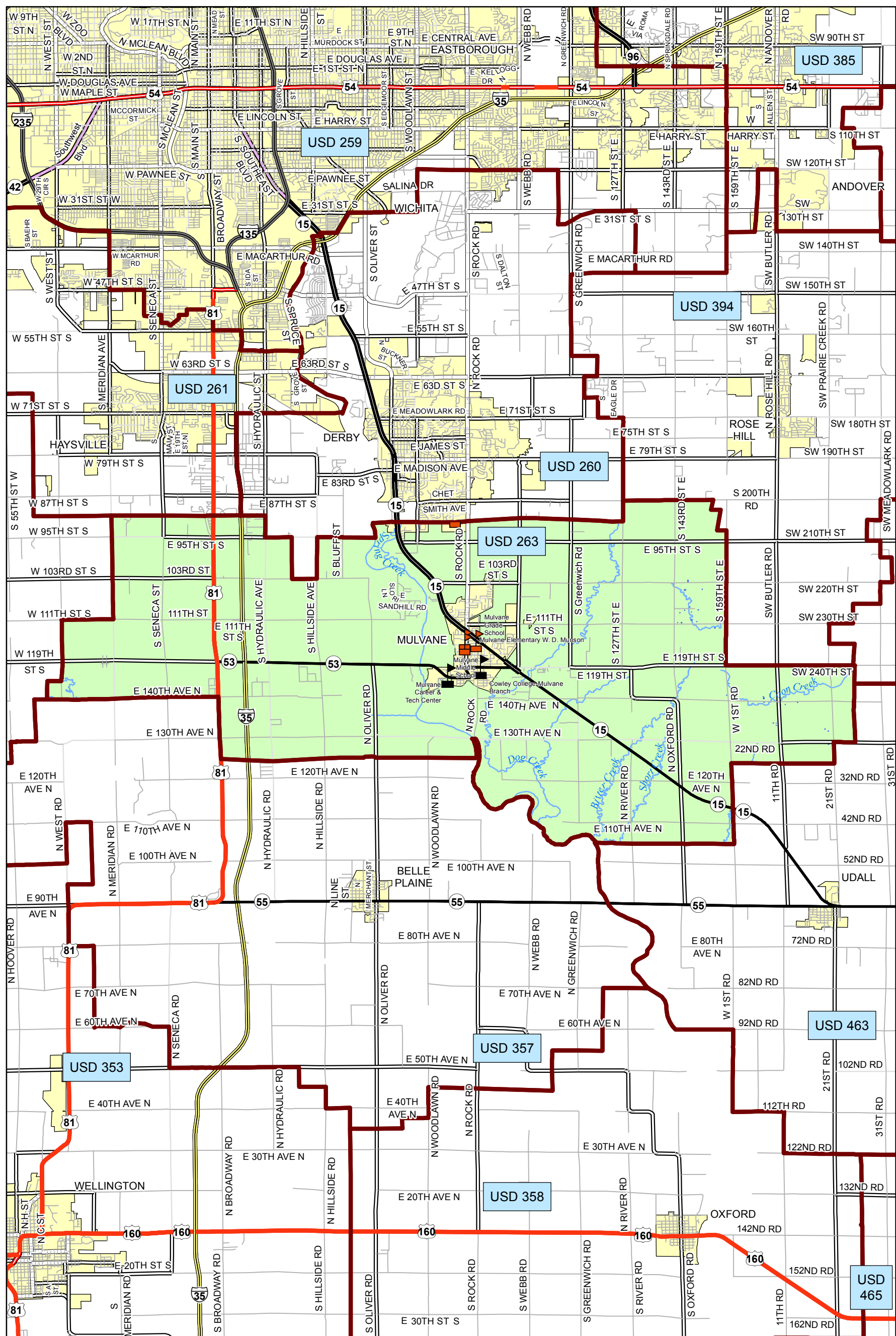
Under provisions of the Sumner County Environmental Code K.A.S. 19-3701 et. seq., as amended, as adopted by the Sumner County Board of Commissioners, Section 1-3.5.3: Issuance of this inspection under this Code shall not be construed or interpreted as imposing upon the county or its officials or employee (1) any liability or responsibility for damages to any property, or (2) any warranty that system, installation or portion hereof that is constructed or repaired under permits and inspections required by the protection code will function properly. Permits are required prior to repair or installation of any portion of any system. It is the responsibility of the Contractor/Property Owner/Agent to obtain permits and notify area utility companies prior to ground-breaking. 1-800-DIG-SAFE. Furthermore, it is the responsibility of the Contractor/Property Owner/Agent to ensure systems are within the Environmental Codes prior to property transfer.

### **Pursuant to Sumner County Environmental Code**

**Chapter 2-4.6 Transfer of Property Ownership:** No person shall transfer the ownership of any property with a private wastewater system or sanitary privy until it has been inspected and approved by the Administrative Agency.

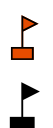
**Chapter 3-7.0 Transfer of Property Ownership:** No person shall transfer the ownership of any property with a water supply subject to the regulations of this code until the supply is inspected by the Administrative Agency and the results of that inspection are made available to the transferee.

# USD 263 District Map



PREPARED BY THE  
**KANSAS DEPARTMENT OF TRANSPORTATION**  
**BUREAU OF TRANSPORTATION PLANNING**

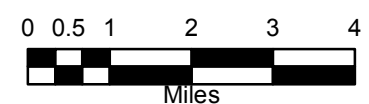
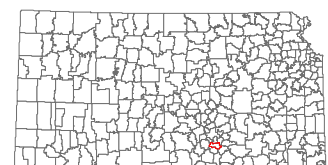
KDOT makes no warranties, guarantees, or representations for accuracy of this information and assumes no liability for errors or omissions.



Primary/Secondary School

Post Secondary School

## District Boundaries







**Weigand Auction**  
**Broker Registration Form**

**J.P. Weigand & Sons, Inc.**  
**150 N. Market**  
**Wichita, KS 67202**  
**(316) 262-3970**  
**Email: [khowell@weigand.com](mailto:khowell@weigand.com)**

Brokerage Company Name: \_\_\_\_\_  
Brokerage License Number: \_\_\_\_\_ Telephone Number: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Real Estate Agent's Name: \_\_\_\_\_  
Real Estate Agent's License Number: \_\_\_\_\_ State: \_\_\_\_\_  
Real Estate Agent's Email: \_\_\_\_\_  
Buyer's Broker/Licensee, if applicable, is functioning as:

☐ Agent of the Buyer

☐ Transaction Broker

☐ Designated Buyer's Agent\*

\*Supervising Broker acts as a Transaction Broker

**Auction Property/Location: 1418 N. Meridian, Peck, KS**

**Auction Date: Thursday, May 23, 2024, 2:00 pm CT**

Print Name of Prospective Bidder

\_\_\_\_\_  
(Company, Joint Venture, Trustee Name(s):

\_\_\_\_\_  
(individual, signing on behalf of buying entity):

**3% Broker Participation Fee**

To qualify for the 3% Broker Participation Fee, the real estate broker(s) properly registered prospect must be the high bidder, as well as purchase and close on the auction property(s) registered above. Further, the broker must: Be an active, duly licensed in the State of Kansas, real estate broker, not prohibited by law, or Seller's policies and regulations, from participating.

In the case of multiple registrations of the same Prospective Bidder by different brokers, the first registration received by J.P. Weigand & Sons, Inc. will be recognized. The Broker may submit only one Broker Registration Form per auction and with only one Prospective Bidder. The real estate agent must attend live auctions with the Prospective Bidder. If a cooperating broker has not met all of the requirements. No commission will be paid, even if its Prospective Bidder purchases the property.

Broker and Buyer(s) acknowledge and agree that Seller and Auctioneer have not made and hereby specifically disclaims any warranty, guarantees or representation, oral or written, past, present or future of, as, to, or concerning, (i) the nature, square footage, condition, value, or quality of property, including but not by way of limitation, the water, soil, & geology and suitability of the property for any and all activities & uses the Buyer may elect to conduct thereon. Broker and Buyer(s) each hereby agree to indemnify and hold harmless the Auctioneer from and against any and all claims with respect to this transaction. This indemnification agreement of the properties shall survive the closing.

By signing below, we certify that we have both read the above terms and conditions of this registration, the terms and conditions of the auction brochure and due diligence package (if any), and agree to defend and hold J.P. Weigand & Sons, Inc. and Seller harmless if there is a claim by any other broker with this prospective bidder.

Broker Registration Forms must be received by J.P. Weigand & Sons, Inc. 24 hours before Prospective Bidder begins bidding.

**Broker**

**Prospective Bidder**

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

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

**Received and Acknowledged by J.P. Weigand & Sons, Inc.**

By: \_\_\_\_\_ Date/Time: \_\_\_\_\_