WEIGAND AUCTION

PROPERTY INFORMATION

Southeast Bldvd. & 60th St. South

1 ± Acre Highly Visible Lot North of Derby

LOT SIZES:
.97± Acre Total

2024 TAXES:
$443.51

PROPERTY HIGHLIGHTS

- Excellent visibility on K-15 / Southeast Blvd.
- Access from either 55th St. South (north of property) or via Commerce Drive off Patriot Ave. (southeast of property).

QUICK TERMS

- 10% Buyers Premium
- 10% Earnest money deposit 24 hours post sale
- Closing on or before 30 days post auction

EST. 1902 WEIGAND REAL ESTATE

NAA Auctioneer

Kevin Howell | Auctioneer
620-229-3590 | khowell@weigand.com

KAA AUCTIONEER

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AUCTION PROCEDURES: Auction is subject to seller's confirmation. Online bidding is by approval only. Bidding will remain open until three (3) minutes have passed without receiving an acceptable bid. J.P. Weigand & Sons, Inc. Auction reserves the right to request a proof of funds letter from a bank to participate in online bidding.

BUYER'S PREMIUM: A buyer's premium of ten percent (10%) of the final bid will be added to the final bid price to determine the total purchase price.

AUCTION TERMS: The successful bidder shall be required to make a deposit in an amount equal to ten percent (10%) of the total purchase price as earnest money in the form of Certified or Personal Check with proper identification within twenty-four (24) hours of close of auction. Closing will take place on or before thirty (30) days following the day of the auction.

IMPORTANT NOTICE TO ALL BIDDERS: All the information contained in this brochure was obtained from sources believed to be correct but is not guaranteed. This property will be sold "as is, where is" and bidders shall only rely on their own information, judgment, and inspection of the property and records. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. Property is subject to sale prior to the completion of the auction.

BROKER PARTICIPATION: At the completion of a successful closing, a fee of three percent (3%) of the buyer's premium will be paid by J.P. Weigand & Sons, Inc. to the broker properly registering and representing the successful bidder. Please visit WeigandAuctions.com for a detailed explanation of Terms and Conditions.

Kevin Howell | Auctioneer
620-229-3590 | khowell@weigand.com

Property Information Report

Owner Name: CHAMBERS NATE
PIN Number: 30026286
AIN: 087-217-26-0-41-02-001.00
Geocode: RI 10595
Tax Unit: 20-03

Owner Address

Owner Name: CHAMBERS NATE
Owner Address: 10415 W HAYDEN CT
Owner City: WICHITA
Owner State: KS
Owner ZIP: 67209-3532

Property Address

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

Appraised Values

Appraised Land Value: $32,400
Appraised Improvement Value: $0
Appraised Total Value: $32,400

Assessed Values

Assessed Land Value: $3,888
Assessed Improvement Value: $0
Assessed Total Value: $3,888

Land Information

Total Acres: 0.965
Total Square Feet: 42,032

Abbreviated Legal Description: LOT 1 BLOCK 1 CHAMBERS ADDITION

Improvement Information

Year Built:
Year Last Sold: N/A
Style: N/A
Basement Type: N/A
Arch Style Desc: N/A
Neighborhood Code: 704.4

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

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

Other Information

School District: 260

WEIGAND AUCTION

Home

LOT 1 BLOCK 1 CHAMBERS ADDITION

Property Description

Legal Description	LOT 1 BLOCK 1 CHAMBERS ADDITION
Owner	CHAMBERS NATE
Mailing Address	10415 W HAYDEN CT WICHITA KS 67209-3532
Geo Code	RI 10595
PIN	30026286
AIN	217260410200100
Tax Unit	2003 780 RIVERSIDE TWPU-260 RI
Land Use	9910 Residential highest and best use
Market Land Square Feet	
2024 Total Acres	.96
2024 Appraisal	$0
2024 Assessment	$3,708

* Information on the property card is as of January 1st

Assessment Values

Year	Class	Land	Improvements	Total	Change
2024	Vacant		$3,708	$0	$3,708

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2024	Vacant		$0	$0	$0

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2024	119.609000	$443.51	$0.00	$0.00	$0.00	$443.51	$0.00	$443.51

WEIGAND AUCTION

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	28.701000
0449 RIVERSIDE TOWNSHIP	6.334000
0603 USD 260	13.194000
0603 USD 260 SC	7.999000
0603 USD 260 SG	20.000000
0706 USD 260 BOND	16.442000
0803 USD 260 REC COMM	7.279000
1108 SEDG CO FIRE DISTRICT #1	17.000000
1401 SOUTH CENTRAL KANSAS LIBRARY SYS	1.160000
	Total: 119.609000

Contact Us Jobs Subscriber Access Road Closings ADA Information

Concealed Carry

Security 1st Title

WEIGAND AUCTION

Commitment Cover Page

Order Number: **3120326**

Delivery Date: **03/11/2025**

Property Address: **No Situs Address, Derby, KS 67037**

For Closing Assistance
Commercial Escrow
727 N Waco Ave
Ste 300
Wichita, KS 67203
Office: (316) 267-8371
CommercialEscrow@Security1st.com

For Title Assistance
Eric Stucky
727 N Waco Ave, Ste 300

Wichita, KS 67203
Office: (316) 293-1650
estucky@security1st.com

Agent for Seller
J.P. Weigand & Sons, Inc. - Market St.
Attention: Taylor Hake
150 N. Market
Wichita, KS 67202
(316) 292-3970 (Work)
thake@weigand.com
Delivered via: Electronic Mail

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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AMERICAN LAND TITLE ASSOCIATION

Security 1st Title

WEIGAND AUCTION

Title Fee Invoice

Date:	**03/11/2025**	Buyer(s):	**A Legal Entity, to be determined**
Order No.:	**3120326**	Seller(s):	**Nate Chambers**
Issuing Office:	**Commercial Escrow Security 1st Title 727 N Waco Ave, Ste 300 Wichita, KS 67203**	Property Address:	**No Situs Address, Derby, KS 67037**

Title Insurance Fees	
ALTA Owner's Policy 07-01-2021 ($1,000.00)	$545.00
	Total $545.00
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.	
Thank you for your order!	

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.

Vesting Documents:

Sedgwick county recorded 07/12/2023 under reception no. 30250563

Plat Map(s):

Sedgwick county recorded 02/15/2024 under reception no. PC_317-6

Tax Information:

30026286

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AMERICAN LAND TITLE ASSOCIATION

WEIGAND
AUCTION

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, LLC

Security 1st Title

Eric Stucky
727 N Waco Ave, Ste 300
Wichita, KS 67203
(316) 293-1650 (Work)
(316) 267-8115 (Work Fax)
estucky@security1st.com

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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WEIGAND
AUCTION

Transaction Identification Data for reference only:

Issuing Agent:	**Security 1st Title, LLC**	Buyer:	**A Legal Entity, to be determined**
Issuing Office:	**727 N Waco Ave, Ste 300 Wichita, KS 67203**	Title Contact:	**Eric Stucky 727 N Waco Ave, Ste 300 Wichita, KS 67203 (316) 293-1650 (Work) (316) 267-8115 (Work Fax) estucky@security1st.com**
ALTA Universal ID:	**1010831**		
Loan ID Number:			
Commitment No.:	**C-ES3120326**		
Property Address:	**No Situs Address, Derby, KS 67037**		

SCHEDULE A

1. **Commitment Date:**

   03/03/2025 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
   The estate or interest to be insured: Fee Simple

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:**

   Nate Chambers

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

   Lot 1, Block 1, Chambers Addition, an Addition to Sedgwick County, Kansas.

Security 1st Title

By: _____

David Armagost, President

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WEIGAND AUCTION

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. **We require all general taxes and special assessments for the current year, and all previous years, to be paid in full or as otherwise agreed to by the parties. County tax information is hyperlinked on the Cover Page of this Commitment. General taxes and special assessments for the Land are currently taxed as follows, subject to interest and penalties:**

   Tax Year: 2024
   Full Amount: $443.51, Half Paid
   Tax Parcel Number: 30026286
7. **Provide this company with a properly completed and executed Owner's Affidavit.**
8. **File a Warranty Deed from Nate Chambers, stating marital status and joined by spouse, if any, to A Legal Entity, to be determined.**
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.

   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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WEIGAND AUCTION

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 2025, and subsequent years, none now due and payable.**

   NOTE: We reserve the right to amend the above exception if any taxes remain due and payable, but not delinquent, for the current tax year.
8. **The following matters shown on or disclosed by the recorded plat referred to in the legal description: access controls, building setback lines and easements.**
9. **Rights or claims of parties in possession not shown by the public records.**
10. **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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AMERICAN LAND TITLE ASSOCIATION

WEIGAND AUCTION

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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AMERICAN LAND TITLE ASSOCIATION

WEIGAND
AUCTION

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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AMERICAN LAND TITLE ASSOCIATION

Privacy Notice

Last Updated and Effective Date: December 1, 2024

First American Financial Corporation and its subsidiaries and affiliates (collectively, "First American," "we," "us," or "our") describe in our full privacy notice ("Notice"), which can be found at **https://www.firstam.com/privacy-policy/**, how we collect, use, store, sell or share your personal information when: (1) you access or use our websites, mobile applications, web-based applications, or other digital platforms where the Notice is posted ("Sites"); (2) you use our products and services ("Services"); (3) you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method ("Communications"); (4) we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies ("Third Parties"); and (5) 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 Notice describes some of the terms contained in the full Privacy Notice. Personal information is sometimes also referred to as personal data, personally identifiable information or other like terms to mean any information that directly or indirectly identifies you or is reasonably capable of being associated with you or your household. However, certain types of information are not personal information and thus, not within the scope of our Notice, such as: (1) publicly available information; and (2) de-identified and aggregated data that is not capable of identifying you. If we use de-identified or aggregated data, we commit to maintain and use the information in a nonidentifiable form and not attempt to reidentify the information, unless required or permitted by law.

This Notice 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 this Notice does not apply to any information we collect from job candidates and employees. Our employee and job candidate privacy notice 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 may 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; and (3) for legal process and protection. Although we do not "sell" your information in the traditional sense, the definition of "sale" is broad under the CCPA that some disclosures of your information to third parties may be considered a "sale" or "sharing" for targeted advertising. 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. 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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AMERICAN LAND TITLE ASSOCIATION

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Contact Us: **dataprivacy@firstam.com** or toll free at 1-866-718-0097.

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AMERICAN LAND TITLE ASSOCIATION

Security 1st Title

WEIGAND AUCTION

PRIVACY POLICY

WHAT DOES SECURITY 1ST 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 1st 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?
For our everyday business purposes— 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
For our marketing purposes— to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes— information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies.	Yes	No
For our affiliates' everyday business purposes— information about your creditworthiness.	No	We don't share
For our affiliates to market to you	Yes	No
For nonaffiliates to market to you. 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	
How often does Security 1st Title notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How does Security 1st Title protect my personal information?	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.
How does Security 1st Title collect my personal information?	We collect your personal information, for example, when you • request insurance-related services • provide such information to us 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.
What sharing can I limit?	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.
Contact Us	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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AMERICAN LAND TITLE ASSOCIATION

Geographic Information Services
Sedgwick County...
working for you

Date: 4/2/2025

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The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

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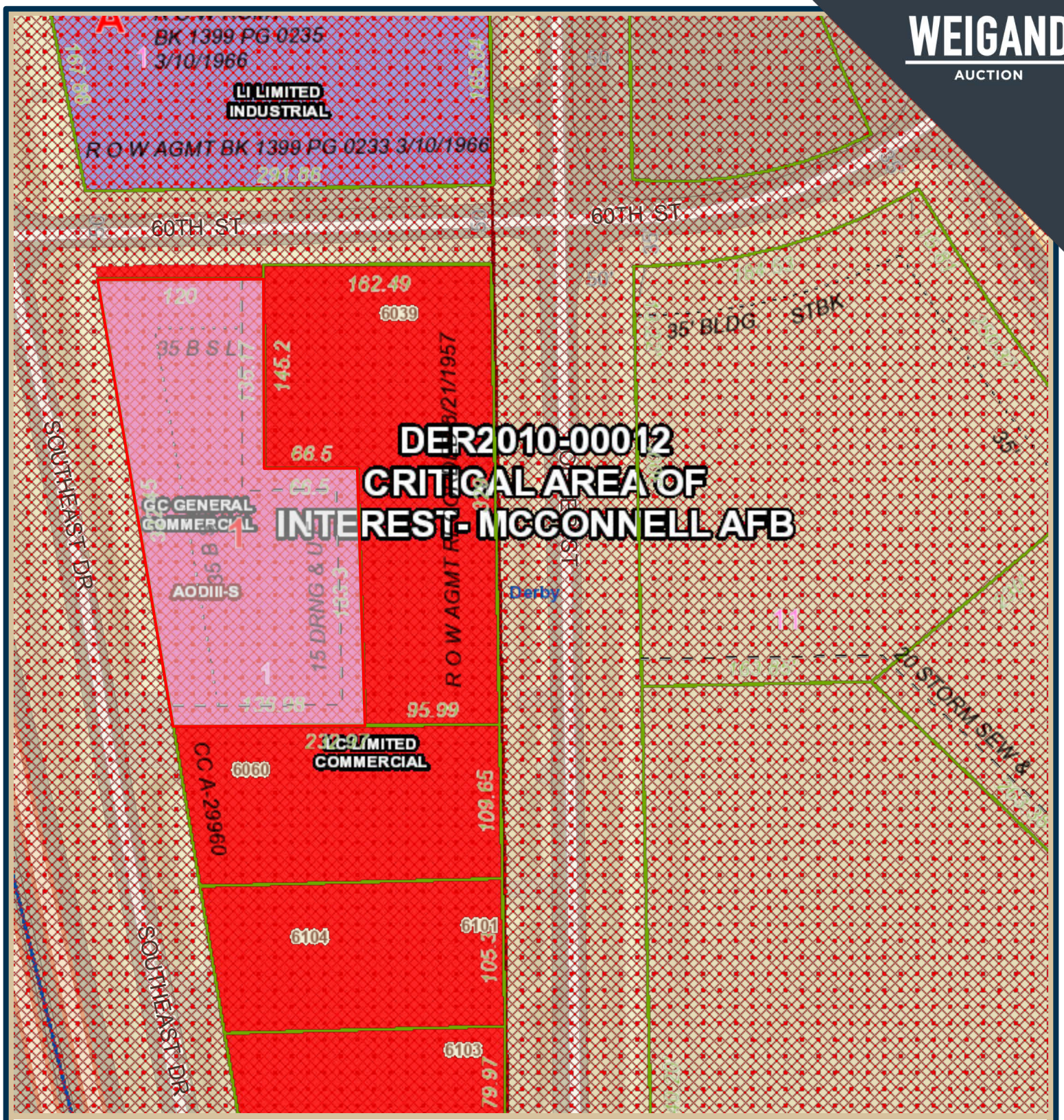
Aerial

Sedgwick County, Kansas

N
W E
S

1:2,257

mi
0 0.01 0.02



Geographic Information Services
Sedgwick County...
working for you

Date: 4/2/2025

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Zoning

Sedgwick County, Kansas

N
W E
S

1:1,128

mi
0 0.0065 0.013

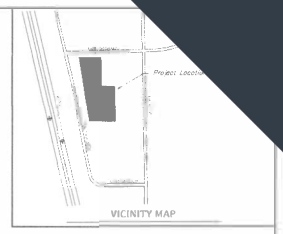
PC 317-6

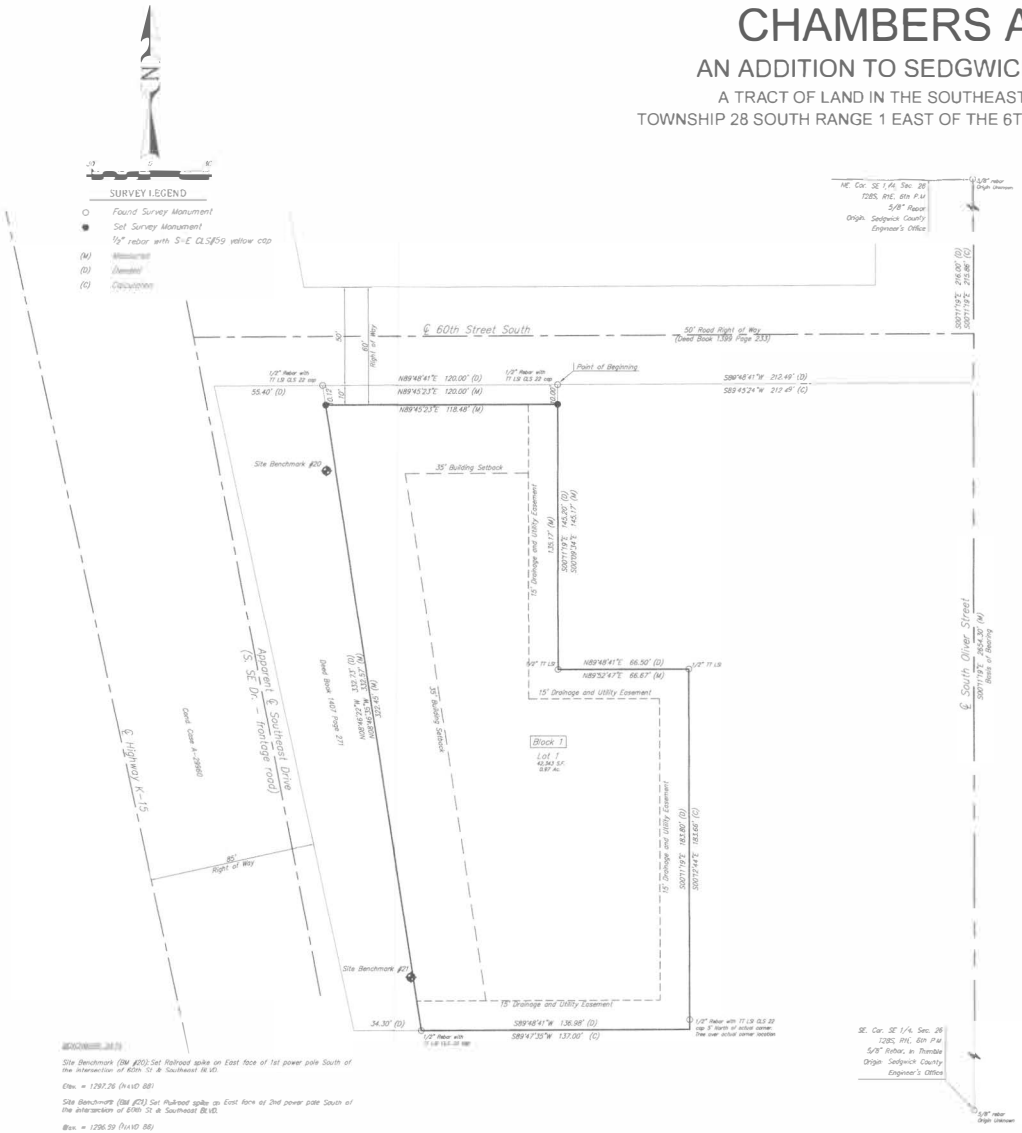
FINAL PLAT

CHAMBERS ADDITION

AN ADDITION TO SEDGWICK COUNTY, KANSAS

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 26
TOWNSHIP 28 SOUTH RANGE 1 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS





BENCHMARK DATA

Site Benchmark (BM #20): Set Railroad spike on East face of 1st power pole South of the intersection of 60th St & Southeast Dr.

Elev. = 1297.26 (NAVD 88)

Site Benchmark (BM #21) Set Railroad spike on East face of 2nd power pole South of the intersection of 60th St & Southeast Dr.

Elev. = 1296.59 (NAVD 88)

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS, CITY OF DERBY) ss.

This plat of "Chambers Addition", an Addition to Sedgwick County, Kansas, has been submitted to and approved by the Derby City Planning Commission.

Dated this 12 day of December, 2023

By: Michael S. Wilson, Chairman

Attest: Scott Knebel

THE CITY OF DERBY SEAL SEDGWICK COUNTY, KANSAS

GOVERNING BODY CERTIFICATE

STATE OF KANSAS, CITY OF DERBY) ss.

This plat approved and all dedications shown hereon accepted, and by the release referenced are made by the Governing Body of the City of Derby, Kansas, on the 23 day of January, 2024.

By: Mark A. Staats, Mayor

Attest: Lynn Ciarlegliuca, City Clerk

THE CITY OF DERBY SEAL SEDGWICK COUNTY, KANSAS

COUNTY SURVEYOR CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Reviewed in accordance with K.S.A. 58-2005 on this 3rd day of January, 2024.

LICENSED PS-1246 KANSAS

Tricia L. Bellello
Deputy County Surveyor
Sedgwick County, Kansas

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS, SEDGWICK COUNTY) ss:

This is to certify that this instrument was filed for record in the Sedgwick County Register of Deeds Office, at 01:36:44 o'clock a.m./p.m. on the 15th day of February, 2024.

By: Register of Deeds

Attest: Kenly Zinking, Deputy

REGISTRATION

STATE OF KANSAS, SEDGWICK COUNTY) ss:

Entered for transfer record this 14th day of February, 2024.

Kelly B. Arnold, County Clerk

CLERK OF SEDGWICK COUNTY KANSAS

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, Harlan G. Ross, a Professional Surveyor in the State of Kansas, do hereby certify that the following described tract of land was surveyed on Aug. 21, 2023, and the accompanying final plat prepared and that all the exterior monuments shown hereon actually exist and their locations are correctly shown to the best or my knowledge and belief.

That part of the Southeast Quarter of Section 26, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, lying east of K-15 right-of-way, described as follows.

Commencing at a point, which is at an assumed bearing of S 01°11'19" E a distance of 216 feet South of the Northeast corner of the Southeast Quarter of Section 26, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence S 89°48'41" W a distance of 212.49 feet to the Point of Beginning; thence S 01°11'19" E a distance of 145.30 feet; thence N 89°48'41" E a distance of 66.5 feet; thence S 01°11'19" E a distance of 183.90 feet; thence S 89°48'41" W, 136.98 feet to the Easterly Right-of-Way line of K-15 Highway; thence N 8°49'27" W, on said Easterly Right-of-Way line, a distance of 332.73 feet; thence N 89°48'41" E, a distance of 120.00 feet to the Point of Beginning.

All streets, easements, Rights-of-Way, building setbacks, access controls, together with all other public dedications within the above described property, are hereby vacated and replatted by virtue of K.S.A. 12-512b, as amended.

HARLAN G. ROSS 1290 KANSAS PROFESSIONAL SURVEYOR

Schwab-Eaton, P.A.

Harlan G. Ross

Date: December 14, 2023

OWNER CERTIFICATE

STATE OF KANSAS, COUNTY OF SEDGWICK) ss:

This is to certify that the undersigned owner of the land described in the Surveyor's Certificate have caused the same to be surveyed and subdivided into One Lot and Block on the accompanying plat under the name "Chambers Addition" an addition to Sedgwick County, Kansas.

Owner: Nathan Chambers, a Private Individual

NOTARY DETAILS

STATE OF KANSAS, COUNTY OF SEDGWICK) ss:

The foregoing instrument was acknowledged before me this 5th day of January, 2024 by Nathan Chambers, Owner.

Notary Public

My Commission Expires: August 17, 2025

NOTARY PUBLIC - State of Kansas Philip L. McKinney My Appt Expires May 17, 2025

COUNTY COMMISSIONER'S CERTIFICATE

STATE OF KANSAS, COUNTY OF SEDGWICK) ss:

This plat approved and all dedications shown hereon, if any, are accepted by the Board of County Commissioners of Sedgwick County, Kansas, this 14 day of February, 2024.

By: Ryan Baty, Fourth Dist. Chairman

Attest: Kelly B. Arnold, County Clerk

CLERK OF SEDGWICK COUNTY KANSAS

Owners of lands within this subdivision do hereby consent to, petition and request to annexation by the City of Derby and covenant and agree not to seek incorporation as a separate city or annexation to any other city.

Sedgwick County
Register of Deeds - Tonya Buckingham
Doc.#/Flm-Pg: 30281137
Recording Fee: $32.00
Receipt #: 2414888
Pages Recorded: 1
Cashier: sonya
Date Recorded: 02/15/2024 01:38:49 PM

Field Work 8/21/2023
SE Job # 23.0065
Plat Prepared on: 12/11/2023

Schwab Eaton

PC 317-6

Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups

WEIGAND AUCTION

Lat/Lon: 37.577/-97.2802

, KS 67037	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	3,069	30,773	76,026
2029 Projected Population	3,029	30,725	76,153
2020 Census Population	3,124	31,069	76,453
2010 Census Population	2,811	28,679	74,049
Projected Annual Growth 2024 to 2029	-0.3%	-	-
Historical Annual Growth 2010 to 2024	0.7%	0.5%	0.2%
Households			
2024 Estimated Households	1,090	12,289	29,357
2029 Projected Households	1,092	12,393	29,700
2020 Census Households	1,092	12,121	28,703
2010 Census Households	967	10,719	26,982
Projected Annual Growth 2024 to 2029	-	0.2%	0.2%
Historical Annual Growth 2010 to 2024	0.9%	1.0%	0.6%
Age			
2024 Est. Population Under 10 Years	15.0%	13.3%	14.0%
2024 Est. Population 10 to 19 Years	15.6%	14.0%	14.8%
2024 Est. Population 20 to 29 Years	10.8%	12.8%	13.1%
2024 Est. Population 30 to 44 Years	22.4%	20.1%	20.1%
2024 Est. Population 45 to 59 Years	15.5%	15.7%	15.8%
2024 Est. Population 60 to 74 Years	15.8%	17.0%	15.8%
2024 Est. Population 75 Years or Over	4.9%	7.1%	6.3%
2024 Est. Median Age	34.2	36.6	35.5
Marital Status & Gender			
2024 Est. Male Population	49.7%	50.1%	50.3%
2024 Est. Female Population	50.3%	49.9%	49.7%
2024 Est. Never Married	18.6%	25.8%	28.6%
2024 Est. Now Married	67.6%	50.4%	48.1%
2024 Est. Separated or Divorced	9.6%	18.1%	17.6%
2024 Est. Widowed	4.2%	5.7%	5.7%
Income			
2024 Est. HH Income $200,000 or More	5.2%	5.9%	5.4%
2024 Est. HH Income $150,000 to $199,999	22.1%	7.6%	6.2%
2024 Est. HH Income $100,000 to $149,999	19.0%	16.6%	16.2%
2024 Est. HH Income $75,000 to $99,999	21.3%	15.6%	14.8%
2024 Est. HH Income $50,000 to $74,999	17.0%	20.5%	20.2%
2024 Est. HH Income $35,000 to $49,999	6.3%	11.0%	12.3%
2024 Est. HH Income $25,000 to $34,999	5.5%	11.1%	11.1%
2024 Est. HH Income $15,000 to $24,999	1.9%	5.9%	6.7%
2024 Est. HH Income Under $15,000	1.7%	5.8%	7.0%
2024 Est. Average Household Income	$113,454	$89,388	$85,259
2024 Est. Median Household Income	$107,730	$74,416	$70,356
2024 Est. Per Capita Income	$40,304	$35,785	$33,173
2024 Est. Total Businesses	52	713	1,505
2024 Est. Total Employees	539	7,109	14,682

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Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups

WEIGAND AUCTION

Lat/Lon: 37.577/-97.2802

, KS 67037	1 mi radius	3 mi radius	5 mi radius
Race			
2024 Est. White	84.4%	80.8%	76.0%
2024 Est. Black	2.4%	3.2%	5.1%
2024 Est. Asian or Pacific Islander	3.1%	3.6%	4.2%
2024 Est. American Indian or Alaska Native	0.8%	0.9%	1.1%
2024 Est. Other Races	9.3%	11.5%	13.6%
Hispanic			
2024 Est. Hispanic Population	292	3,874	11,295
2024 Est. Hispanic Population	9.5%	12.6%	14.9%
2029 Proj. Hispanic Population	11.6%	14.2%	16.1%
2020 Hispanic Population	8.1%	12.5%	15.4%
Education (Adults 25 & Older)			
2024 Est. Adult Population (25 Years or Over)	1,993	20,541	49,343
2024 Est. Elementary (Grade Level 0 to 8)	2.0%	4.5%	5.2%
2024 Est. Some High School (Grade Level 9 to 11)	4.0%	5.1%	6.8%
2024 Est. High School Graduate	18.0%	27.5%	29.2%
2024 Est. Some College	27.3%	22.9%	23.7%
2024 Est. Associate Degree Only	14.9%	11.2%	11.4%
2024 Est. Bachelor Degree Only	25.1%	19.5%	15.6%
2024 Est. Graduate Degree	8.7%	9.4%	8.2%
Housing			
2024 Est. Total Housing Units	1,167	13,342	31,891
2024 Est. Owner-Occupied	74.3%	59.9%	58.6%
2024 Est. Renter-Occupied	19.1%	32.3%	33.4%
2024 Est. Vacant Housing	6.6%	7.9%	7.9%
Homes Built by Year			
2024 Homes Built 2010 or later	18.7%	14.6%	11.1%
2024 Homes Built 2000 to 2009	10.1%	14.7%	13.6%
2024 Homes Built 1990 to 1999	26.3%	10.6%	10.4%
2024 Homes Built 1980 to 1989	22.8%	15.1%	14.8%
2024 Homes Built 1970 to 1979	6.1%	11.5%	12.2%
2024 Homes Built 1960 to 1969	1.8%	6.2%	5.7%
2024 Homes Built 1950 to 1959	4.8%	13.4%	16.5%
2024 Homes Built Before 1949	2.8%	6.1%	7.6%
Home Values			
2024 Home Value $1,000,000 or More	0.4%	0.4%	0.4%
2024 Home Value $500,000 to $999,999	4.8%	5.1%	5.8%
2024 Home Value $400,000 to $499,999	3.5%	3.8%	3.6%
2024 Home Value $300,000 to $399,999	6.0%	9.9%	9.3%
2024 Home Value $200,000 to $299,999	50.1%	28.8%	23.8%
2024 Home Value $150,000 to $199,999	24.0%	19.2%	17.1%
2024 Home Value $100,000 to $149,999	4.1%	13.7%	16.5%
2024 Home Value $50,000 to $99,999	4.4%	9.3%	12.5%
2024 Home Value $25,000 to $49,999	0.8%	4.0%	3.5%
2024 Home Value Under $25,000	1.9%	5.9%	7.4%
2024 Median Home Value	$223,754	$192,867	$178,342
2024 Median Rent	$1,088	$799	$760

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Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups

WEIGAND AUCTION

Lat/Lon: 37.577/-97.2802

, KS 67037	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2024 Est. Labor Population Age 16 Years or Over	2,320	23,966	58,278
2024 Est. Civilian Employed	61.5%	60.2%	59.0%
2024 Est. Civilian Unemployed	5.1%	2.6%	2.9%
2024 Est. in Armed Forces	2.2%	2.1%	2.7%
2024 Est. not in Labor Force	31.1%	35.0%	35.4%
2024 Labor Force Males	49.2%	49.7%	49.9%
2024 Labor Force Females	50.8%	50.3%	50.1%
Occupation			
2024 Occupation: Population Age 16 Years or Over	1,427	14,432	34,365
2024 Mgmt, Business, & Financial Operations	16.0%	16.0%	13.6%
2024 Professional, Related	25.6%	24.1%	21.2%
2024 Service	12.0%	10.9%	11.3%
2024 Sales, Office	26.4%	19.3%	20.2%
2024 Farming, Fishing, Forestry	1.9%	1.3%	1.0%
2024 Construction, Extraction, Maintenance	4.7%	9.2%	10.7%
2024 Production, Transport, Material Moving	13.3%	19.2%	22.0%
2024 White Collar Workers	68.0%	59.4%	55.0%
2024 Blue Collar Workers	32.0%	40.6%	45.0%
Transportation to Work			
2024 Drive to Work Alone	79.5%	82.8%	82.3%
2024 Drive to Work in Carpool	5.0%	7.5%	7.9%
2024 Travel to Work by Public Transportation	0.1%	0.4%	0.2%
2024 Drive to Work on Motorcycle	-	-	-
2024 Walk or Bicycle to Work	0.3%	0.7%	1.3%
2024 Other Means	1.2%	1.7%	2.1%
2024 Work at Home	13.9%	6.9%	6.1%
Travel Time			
2024 Travel to Work in 14 Minutes or Less	34.6%	27.2%	30.0%
2024 Travel to Work in 15 to 29 Minutes	46.6%	48.5%	49.6%
2024 Travel to Work in 30 to 59 Minutes	13.7%	20.9%	16.9%
2024 Travel to Work in 60 Minutes or More	5.2%	3.5%	3.5%
2024 Average Travel Time to Work	17.5	19.4	18.9
Consumer Expenditure			
2024 Est. Total Household Expenditure	$122.7 M	$1.15 B	$2.69 B
2024 Est. Apparel	$2.29 M	$21.51 M	$50.47 M
2024 Est. Contributions, Tax and Retirement	$32.43 M	$279.85 M	$628.16 M
2024 Est. Education	$2.82 M	$25.65 M	$59.23 M
2024 Est. Entertainment	$7.09 M	$66.71 M	$156.73 M
2024 Est. Food, Beverages, Tobacco	$14.96 M	$145.4 M	$347.48 M
2024 Est. Health Care	$7.19 M	$80.22 M	$190.36 M
2024 Est. Household Furnishings and Equipment	$3.3 M	$30.68 M	$71.67 M
2024 Est. Household Operations, Shelter, Utilities	$27.05 M	$267.68 M	$639.37 M
2024 Est. Miscellaneous Expenses	$2.13 M	$19.83 M	$46.33 M
2024 Est. Personal Care	$1.6 M	$15.62 M	$37.46 M
2024 Est. Transportation	$21.84 M	$198.04 M	$459.21 M

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Weigand Auction

Broker Registration Form

J.P. Weigand & Sons, Inc.
150 N. Market
Wichita, KS 67202
(316) 262-3970
Email: khowell@weigand.com
CC: thake@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: SE/c of Southeast Blvd. Dr. & 60th St. South

Auction Date: April 29th 2025

Print Name of Company / Buying Entity (If Applicable) Print Name of Individual Bidder

_____ _____

(Company, Joint Venture, Trustee Name(s)): (individual, signing on behalf of buying entity):

Broker Participation Fee

To qualify for the three percent (3%) Broker Participation Fee, the real estate broker's properly registered buyer must be the high bidder, as well as purchase and close on the auction property registered above. The broker must hold an active real estate license in the State of Kansas and be legally eligible to participate, with no restrictions or prohibitions under the law.

In the case of multiple registrations of the same buyer 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 buyer. The broker must attend live auctions with the buyer. If the broker has not met all the requirements, no Broker Participation Fee will be paid, even if its buyer 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 buyer.

Broker Registration Form must be received by J.P. Weigand & Sons, Inc. before buyer's first bid.

Real Estate Agent **Buyer**

By: _____ By: _____

Date: _____ Date: _____

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

By: _____ Date/Time: _____