

PRELIMINARY TITLE SEARCH REPORT

Prepared By:
Security 1st Title
727 N. Waco, Suite 300
Wichita, KS 67203
Phone: (316) 267-8371
Fax: (316) 267-8115

Contact: **Josh Troyer**
Email: **jtroyer@security1st.com**

Prepared Exclusively For:
J.P. Weigand & Sons, Inc.
150 N. Market
Wichita, KS 67202
Phone: 316-262-6400
Fax: 316-262-0647

Contact: **Brenda Navarro**
Email: **bnavarro@weigand.com**

Report No: **2455491**

Report Effective Date: **June 3, 2021, at 7:30 a.m.**

Property Address: **No Situs Address, Wichita, KS 67217**

This Title Search Report is NOT a commitment to insure and is not to be construed as an Abstract of Title or Title Opinion. It has been issued as a Report as to the status of title for the specific benefit of **J.P. Weigand & Sons, Inc.**, and as such should not be relied upon by any other party for any Real Estate Transaction. Any and all loss or damage that may occur by reason of any errors and omissions in this Company's Report is limited to \$1,000.00 and the fee it received for the preparation and issuance of this report, if any.

1. **Fee Simple** interest in the Land described in this Report is owned, at the Report Effective Date, by

WAM Investments #8, LLC, f/k/a Michaelis Real Estate #8, L.L.C., a Kansas limited liability company

NOTE: Vesting information can be downloaded through this [link](#).

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

Lot 16, [Rock Island Industrial Park Addition to Wichita](#), Sedgwick County, Kansas, except that part described as beginning at the Southwest corner of said Lot 16; thence N 89°46'30"E parallel with the South line of Lot 14 in said Addition, 676.57 feet to a point on the Easterly line of said Lot 16; thence S 12°00'51"W, 163.87 feet to the Southeast corner of said Lot 16; thence N 76°12'55"W, 661.51 feet to the point of beginning.

3. If asked to issue a title insurance commitment for a potential buyer of the subject property, the commitment would include the following requirements, along with any other matters that may arise after the date of this report:

Any questions regarding this report should be directed to: **Josh Troyer**

Phone: **316-293-1665**, Email: **jtroyer@security1st.com**

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, delivered, and recorded in the Public Records.
5. **We have a copy of the Articles of Organization dated December 30, 1996, Amended and Restated Articles of Organization of WAM Investments #8, LLC, originally organized under the name Michaelis Real Estate #8, LLC, filed April 5, 2018, and a copy of the Operating Agreement dated December 30, 1996 of Michaelis Real Estate #8, a limited liability company. We must be furnished with a copy of any amendments to said documents. We reserve the right to make any additional requirements we deem necessary.**
6. **Any instrument to be executed by WAM Investments #8, LLC, must:**
 - a. Be executed in the limited liability company's name, and
 - b. Be signed by Graham-Michaelis Corporation as Manager.
7. **Furnish a resolution from the board of directors of Graham-Michaelis Corporation authorizing their action on behalf of WAM Investments #8, LLC.**
8. **File a Warranty Deed from WAM Investments #8, LLC, f/k/a Michaelis Real Estate #8, L.L.C., a Kansas limited liability company, to a buyer to be determined.**
9. **Recording Fees and Information for Kansas Counties:**

Deed:	\$21.00 (first page) + \$17.00 (each additional page)
Mortgage:	\$21.00 (first page) + \$17.00 (each additional page)
Mortgage Release:	\$20.00 (first page) + \$4.00 (each additional page)
Mortgage Assignment:	\$20.00 (first page) + \$4.00 (each additional page)

The above fees do not include all documents that may be filed in each county. Some fees may vary. For a full list of recording fees, services

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and format requirements, please contact the Register of Deeds Office for the specific county in question.

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

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

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

4. If asked to issue a title insurance commitment for a potential buyer of the subject property, the commitment would include the following exceptions, along with any other matters that may arise after the date of this report:
 1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met
 2. Rights or claims of parties in possession not shown by the Public Records
 3. Easements, or claims of easements, not shown by the Public Records
 4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land
 5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
 6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records



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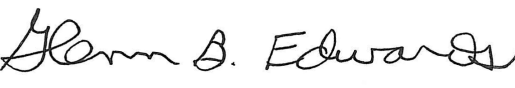
Phone: **316-293-1665**, Email: jtroyer@security1st.com

7. **General taxes and special assessments for the fiscal year 2020 in the original amount of \$910.32, PAID.**
Property I.D. # [A-15685](#)
PIN #00115906
8. **The following matters shown on or disclosed by the recorded [plat](#) referred to in the legal description: building setback lines and access controls.**
9. **An easement for pipeline, recorded as [Misc. Book 688, Page 280](#).**
In favor of: Cities Service Gas Company
Affects: a portion of subject property
10. **An easement for railroad purposes recorded in/on [Film 89, Page 1206](#).**
11. **An easement for drainage recorded on [Film 1410, Page 611](#).**
12. **An easement for drainage recorded in/on [Film 1410, Page 613](#).**
13. **Covenants and restrictions contained in/on [Misc. Book 626, Page 245](#).**

Terms and provisions of Affidavit of Ken E. Stowell, Jr. filed November 26, 2014, in/on Doc#/Flm-Pg: [29491796](#); Assignment of Developer's Rights and Release of Right to Repurchase filed November 26, 2014, in/on Doc#/Flm-Pg: [29491797](#); and Assignment of Developer's Rights filed November 26, 2014 in/on Doc#/Flm-Pg: [29491798](#).
14. **The following matters disclosed by a survey made by Preston A. Stewart of Baughman Company, P.A. on January 18, 2012, designated Job No. 12-01-S062:**
 - a. **Encroachment of concrete across the North line of subject property from property adjoining on the North.**
15. **Rights of parties in possession under unrecorded leases.**

Dated: **June 3, 2021**, at 7:30 a.m.

SECURITY 1ST TITLE

By: 

LICENSED ABSTRACTER