

PRELIMINARY TITLE SEARCH REPORT

Prepared By:
Security 1st Title
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Contact: **Jan McGrath**
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Prepared Exclusively For:
J.P. Weigand & Sons, Inc.
150 N. Market
Wichita, KS 67202
Phone: 316-262-6400
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Contact: **Brenda Navarro**
Email: **bnavarro@weigand.com**

Report No: **2455517**

Report Effective Date: **June 2, 2021, at 7:30 a.m.**

Property Address: **Vacant Lot, Wichita, KS 67203**

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

Alan G. Whetzel and Roberta A. Whetzel, Trustees of the Alan G. Whetzel Living Trust U/A December 16, 1999, as to an undivided one-half interest; and

Roberta A. Whetzel and Alan G. Whetzel, Trustees of the Roberta A. Whetzel Living Trust U/A December 16, 1999, as to an undivided one-half interest

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

Lots 101 and 103 on Church Street, now Wichita Street, in Munger's Original Town of Wichita, Sedgwick County, Kansas.

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:

1. The Proposed Insured must notify the Company in writing of the name of any



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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. **Furnish for our approval a Certification of Trust that is given pursuant to KSA 58a-1013 of the Kansas Uniform Trust Code, which may be executed by any of the current trustees of the Alan G. Whetzel Living Trust U/A December 16, 1999. We reserve the right to make any additional requirements we deem necessary.**

NOTE: Alan G. Whetzel is deceased pursuant to Probate Case Number 2018-PR-000873

6. **Furnish for our approval a Certification of Trust that is given pursuant to KSA 58a-1013 of the Kansas Uniform Trust Code, which may be executed by any of the current trustees of the Roberta A. Whetzel Living Trust U/A December 16, 1999. We reserve the right to make any additional requirements we deem necessary.**
7. **File a Trustees Deed from the Alan G. Whetzel Living Trust U/A December 16, 1999, to (To Be Determined).**
8. **File a Trustees Deed from the Roberta A. Whetzel Living Trust U/A December 16, 1999, to (To Be Determined).**



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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
 7. **General taxes and special assessments for the fiscal year 2020 in the original amount of \$111.95, PAID**
Property I.D. # A-00587
PIN #00100002
 8. **Subject property may become subject to special assessments for various capital improvements as evidenced by numerous governmental filings of notice in the form of Resolutions filed on Doc#/Flm-Pg: 29049457; and Doc#/Flm-Pg: 29056860.**
 9. **Rights of parties in possession under unrecorded leases.**



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Dated: **June 2, 2021, at 7:30 a.m.**

SECURITY 1ST TITLE

By: *Glenn B. Edwards*

LICENSED ABSTRACTER