



PRELIMINARY TITLE SEARCH REPORT

Prepared By:
Security 1st Title
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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: **Eric Stucky**
Email: **estucky@security1stks.com**

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

Report No: **2455546**

Report Effective Date: **June 10, 2021, at 7:30 a.m.**

Property Address: **No Situs Address, 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

[Jeckl Investment Co. A Limited Partnership](#)

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

SEE ATTACHED EXHIBIT A

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 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.



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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 an Affidavit for review, on behalf of Jeckl Investment Co. A Limited Partnership which affirms the following:**
 1. The date of the partnership dissolution.
 2. The names of all General Partners and Limited Partners at the time of dissolution of the partnership.

We reserve the right to make any additional requirements we may deem necessary upon review of the Affidavit.

6. **File the Affidavit on behalf of Jeckl Investment Co. A Limited Partnership which affirms the information required above.**
7. **File Quitclaim Deeds from all persons named as General Partners and Limited Partners of Jeckl Investment Co. A Limited Partnership at the time of dissolution of the Partnership as disclosed by the Affidavit, as well as their heirs successors and/or assigns, and each joined by their spouses, if any, to To Be Determined.**
8. **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 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



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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
 7. **General taxes and special assessments for the fiscal year 2020 in the amount of \$3,684.06, PAID.**
Property ID # D-29399-0001
PIN #00230411 (Parcel 1)

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8. **General taxes and special assessments for the fiscal year 2020 in the amount of \$1,727.99, PAID.**
Property ID # D-29400
PIN #00230412 (as to a portion of Parcel 2)
9. **General taxes and special assessments for the fiscal year 2020 in the amount of \$1,642.63, PAID.**
Property ID # D-29400-0001
PIN #00230413 (as to the remainder of Parcel 2)
10. **General taxes and special assessments for the fiscal year 2020 in the amount of \$1,278.82, PAID.**
Property ID # D-29400-0002
PIN #00493835 (Parcel 3)

Note: Tax statements can be downloaded through this [link](#).
11. **The following matters which are shown on or disclosed by the recorded plat referred to in the legal description: access controls, building setback lines and easements.**
12. **Covenants, conditions, restrictions, easements and assessments contained in/on Misc. Book 666, Page 481, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, to the extent such covenants, conditions, or restrictions violate Title 42, Section 3604 (c), of the United States Codes or any State Statute or Local Ordinance.**
13. **Subject property may become subject to special assessments for various capital improvements as evidenced by governmental filings of notice in the form of certificate, ordinance and resolutions filed on Misc. Book 666, Page 497; Misc. Book 697, Page 91; [Film 306, Page 550](#) and [Film 591, Page 1104](#).**
14. **Terms and provisions contained in the Lease dated February 17, 1978 executed by Herbert W. Schneider and William J. Park, as lessor, and Reverend Robert F. Pepe, Reverend Colin J. Boor, Monsignor Cyril I. Trevett, Raymond Boor and Laverne N. Lambertz, as lessee, as evidenced by the Memorandum of Lease recorded April 28, 1978 as [Film 302, Page 559](#).**



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15. Covenants, conditions, restrictions, easements and assessments contained in [Film 2139, Page 1393](#).
16. Terms and provisions contained in the [document](#) entitled "Declaration of Easement" filed as Film 2139, Page 1394 as amended on Doc.#/Flm-Pg: 28904962 and Doc.#/Flm-Pg: 28908265.
17. Terms and provisions contained in the document entitled "Declaration of Easement" filed as [Film 2139, Page 1396](#)
18. Rights of parties in possession under unrecorded leases.

Dated: **June 10, 2021**, at **7:30 a.m.**

SECURITY 1ST TITLE

By: 

LICENSED ABSTRACTER

EXHIBIT "A"

Parcel 1:

Lot 1, [Agile Addition](#), Wichita, Sedgwick County, Kansas, LESS AND EXCEPT the South 100 feet of the East 150.00 feet thereof, AND LESS AND EXCEPT part of Lot 1, Agile Addition, Wichita, Sedgwick County, Kansas, described as follows: Commencing at the Southeast corner of said Lot 1; thence North 1°04'15" West, 100.00 feet (described), 100.12 feet (Measured) along the East line of said Lot 1 to the point of beginning; thence North 88°38'02" West, 150.00 feet (Described), 149.85 feet (Measured); thence South 0°59'37" East, 100.00 feet (Described), 100.15 feet (Measured) to a point on the South line of said Lot 1; thence North 88°39'00" West, 10.00 feet along said South line; thence North 1°02'46" west, 115.98 feet; thence South 88°59'03" East, 160.07 feet to a point on the East line of said Lot 1; thence South 1°04'15" East, 16.80 feet along said East line to the point of beginning.

Parcel 2:

Lot 2, Agile Addition, Wichita, Sedgwick County, Kansas.

Parcel 3:

Lot 3, Agile Addition, Wichita, Sedgwick County, Kansas, LESS AND EXCEPT the East 125 feet thereof.