



PRELIMINARY TITLE SEARCH REPORT

Prepared By:
Security 1st Title
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Contact: **Donna Westmoland**
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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: **2513219**

Report Effective Date: **April 13, 2022, at 7:30 a.m.**

Property Address: **00000 W. Parallel, Langdon, KS 67583**

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

[Cheney Acres LLC](#)

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

The Northeast Quarter of Section 34, Township 25 South, Range 9 West of the 6th P.M., Reno 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 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. File a partial release of the Mortgage dated September 21, 2007, recorded October 25, 2007, as [Book 817, Page 275](#), made by Michael B. Sherow and Dena E. Sherow, to Citizens Bank of Kansas, N.A., in the amount of \$963,000.00.
6. File a release of the Mortgage dated April 30, 2021, recorded May 5, 2021, as [Book 880, Page 218](#), made by Cheney Acres, LLC, to Kanza Bank, in the amount of \$241,200.00.
7. We are informed by the Office of the Secretary of State for the State of Kansas, that Cheney Acres, LLC, is not active and in good standing with said office. We must be furnished with proof satisfactory to us that said entity is in good standing with said office prior to closing.
8. Cheney Acres, LLC is a limited liability company. We have copies of the below items. We must be furnished with any amendments thereto and reserve the right to make any additional requirements we deem necessary.

1. Articles of Organization dated June 16, 2011
2. Operating Agreement dated June 16, 2011

Any instrument to be executed by Cheney Acres, LLC, must:

1. Be executed in the limited liability company's name, and
2. Be signed by Matthew E. Hall, Sole Member.
3. In the alternative, the Company may be willing to accept a Resolution, signed by all members, consenting to one person signing on behalf of the limited liability company.

9. File a Warranty Deed from Cheney Acres, LLC, aka Cheney Acres LLC, a Kansas limited liability company to a Purchaser To Be Determined.
10. Provide this Company with a properly completed and executed Owner's Affidavit.
11. 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)

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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 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



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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 2021 in the original amount of \$463.59.**
First Installment: \$231.80, + interest and fees, DELINQUENT
Second Installment: \$231.79, DUE, but not delinquent until May 10, 2022
Property I.D. # 1-[36880](#)
8. **The definition of land as described in the policy does not include any manufactured home or mobile home located on the insured premises, unless the personal title to the same has been cancelled by the Kansas Department of Motor Vehicles and filed with the Reno County Register of Deeds.**
9. **Subject to existing road, street or highway rights of way.**
10. **Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exceptions, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interest or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.**
11. **Rights or claims of parties in possession not shown by the public records.**

Dated: **April 13, 2022, at 7:30 a.m.**

SECURITY 1ST TITLE

By: _____

LICENSED ABSTRACTER