

Property Information Packet



3717 E Murdock Street, Wichita, KS 67208

Saturday, March 26th | 2:00 PM | Live w/Online Bidding
Pre-Bidding Begins | 2:00 PM | Saturday, March 16th

Berkshire Hathaway HomeServices PenFed Realty
1617 N Waterfront Parkway, Wichita, KS 67206
(316) 636-2323 PenFedAuctions.com



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This is a RESERVE AUCTION, Final Bid is subject to the Sellers Confirmation. BROKER/AGENT PARTICIPATION IS RECOGNIZED AND A 3.0% COMMISSION IS BEING OFFERED TO THE BUYERS' BROKER/AGENT PRE-REGISTERING THE SUCCESSFUL BUYER. CONTACT THE LISTING BROKER FOR PRE-REGISTRATION MATERIALS. All information deemed reliable but not guaranteed. Verify school information. TOTAL PURCHASE PRICE WILL INCLUDE A 10% BUYER'S PREMIUM WHICH WILL BE ADDED TO THE FINAL BID. The property is being sold "AS-IS, WHERE-IS" and without warranty or guarantee of any kind. Each potential buyer is encouraged to perform his/her own independent inspections, investigations and due diligence concerning the described property completed prior to bidding. Descriptions are believed to be accurate but are not guaranteed. All announcements made the day of sale supersede any and all printed material. The seller is offering no other terms or contingencies. Buyers are encouraged to seek financing, just understand your bidding is not contingent on financing, appraisal or inspections. A non-refundable deposit of \$2500.00 is due the day of auction and upon the execution of the purchase agreement. Deposit may be in the form of a Cashier's Check, Personal Check, ACH Deposit or Cash.

03/02/2022

Residential Agent Full

Click photo to enlarge or view multi-photos.



MLS #	608016	AG Bedrooms	5
Status	Active	Total Bedrooms	5.00
Type	Single Family OnSite Blt	AG Full/Half Bath	2 / 1
Address	3717 E Murdock St	T Full/T Half/T Baths	4 / 1 / 5
Address 2		Approx AGLA/Src	2926 / Court House
	Wichita, KS 67208	Approx BFA/Src	518.00 / Court House
County	Sedgwick	Approx TFLA	3,444
Area	414	Garage Size	2
Subdivision	SLEEPY HOLLOW-COLLEGE	Original Price	\$0
Asking Price	\$0	Levels	2 Story
Elem School	College Hill	Basement	Yes - Partially Finished
Middle School	Robinson	Approximate Age	81+ Years
High School	East	Year Built	1933
Lot Size/SqFt	9.294	Acreage Range	City Lot
Sale/Rent/Auctio	Auction	Number of Acres	0.21

General Info

Level	Room Type	Dimensions	Floor	Display on Public Website	Yes	Display Address	Yes
U	Master Bedroom	18.2 x 11.9	Wood	VOW: Allow 3rd Party Comm	Yes	VOW: Allow AVM	Yes
M	Living Room	31.3 x 15.11	Wood	Est. Completion Date			
M	Kitchen	13.3 x 6.8	Lamina	Builder			
M	Kitchen	11.9 x 11.1	Lamina	Parcel ID	20173-00155726		
M	Dining Room	14.1 X 12.1	Wood	\$/TFLA	\$0.00		
M	Family Room	26.6 X 10.10	Lamina	\$/AGLA	\$0.00		
U	Bedroom	18.3 X 12	Wood	AG OTHER ROOMS	Family Room-Main Level, Foyer, Storage		
U	Bedroom	12.1 X 11.4	Wood	Legal	Lot 17 & E 5ft Lot 1 Exc S 5ft Block 2 Sleepy Hollow Addn		
U	Bedroom	14 X 12.1	Wood	Directions	North on Hillside to Central E to Roosevelt N to Murdock E to home		
U	Bedroom	12 X 11.4	Wood	Old Total Baths			
B	Rec. Room	29.3 X 14.5	Concre				
M	Foyer	6.10 X 6.8	Wood				

Features

APPLIANCES Dishwasher, Refrigerator, Range/Oven**BASEMENT FINISH** 1 Bath, Bsmt Storage**EXTERIOR AMENITIES** Deck, Fence-Wood, Guttering**INTERIOR AMENITIES** Decorative Fireplace, Fireplace Doors/Screens, Hardwood Floors, Wet Bar, Laminate - Other**ARCHITECTURE** Colonial, Traditional**EXTERIOR CONSTRUCTION** Vinyl/Metal Siding**LOT DESCRIPTION** Irregular**COOLING** Central, Electric**KITCHEN FEATURES** Eating Bar, Pantry**MASTER BEDROOM** Master Bedroom Bath, Shower/Master Bedroom, Two Sinks**LAUNDRY** Basement, 220-Electric, Wash Sink**BASEMENT / FOUNDATION** Partial, Std Bsmt Window no-egress**OWNERSHIP** Individual**WARRANTY** No Warranty Provided**FLOOD INSURANCE** Unknown**ROOF** Composition**FRONTAGE** Paved Frontage**HEATING** Forced Air, Gas**FIREPLACE** Living Room, Family Room, Rec Room/Den, Gas, Woodburning**DINING AREA** Eating Space in Kitchen, Formal**UTILITIES** Natural Gas, Private Water**GARAGE** Detached**POSSESSION** At Closing**DOCUMENTS ON FILE** Documents Online, Lead Paint, Sellers Prop. Disclosure, Other/See Remarks

Taxes & Financing

Yearly Specials	\$7.90	General Property Taxes	\$3,474.73	General Tax Year	2021
Yearly HOA Dues	\$0.00	Total Specials	\$0.00	Currently Rented Y/N	No
		HOA Initiation Fee	\$0.00	Earnest \$ Deposited With	Security 1st Title

Auction Info

Auction Location	PenFedAuctions.com	Type of Auction Sale	Reserve	Method of Auction	Live w/Online Bidding	Auction Offering	Real Estate Only
1 - Open for Preview	Yes	1 - Open/Preview Date	4/3/2022	Auction Date	4/23/2022	Auction Start Time	2:00 PM
2 - Open for Preview	Yes	2 - Open/Preview Date	4/10/2022	Auction End Date		Auction End Time	
3 - Open for Preview		3 - Open/Preview Date		1 - Open Start Time	2:00 PM	1 - Open End Time	4:00 PM
Broker Registration Req	Yes	Earnest Amount %/\$	2,500.00	2 - Open Start Time	2:00 PM	2 - Open End Time	4:00 PM
Earnest Money Y/N	Yes			3 - Open Start Time		3 - Open End Time	
				Buyer Premium Y/N	Yes	Premium Amount	10.00

Terms of Sale Property being sold "AS-IS-WHERE-IS". subject to RESERVE and Seller confirmation - Certified funds due at closing, Seller is offering no contingencies, Buyer and/or Buyer's Agent should review complete terms and conditions online, in the MLS, and all attached documents.**Personal Property**

Public Remarks Excellent opportunity to purchase an equity builder or flip property. This home offers 5 Bedrooms, 4 1/2 Baths, with a detached 2 Car Garage, in the highly desirable Sleepy Hollow Subdivision. Don't miss this opportunity to bring new life back into this Dutch Colonial style home. ****LIVE AUCTION w/LIVE AND ONLINE BIDDING **THIS PROPERTY IS BEING OFFERED FOR AUCTION ON APRIL 23rd, 2022 . BROKER/AGENT PARTICIPATION IS RECOGNIZED AND A 3 % REFERRAL COMMISSION IS BEING OFFERED TO THE BUYERS' BROKER/AGENT PRE-REGISTERING THE SUCCESSFUL BUYER. CONTACT THE LISTING BROKER FOR PRE-REGISTRATION MATERIALS. TOTAL PURCHASE PRICE WILL INCLUDE A 10% BUYER'S PREMIUM WHICH WILL BE ADDED TO THE FINAL BID. THIS IS A RESERVE AUCTION, Sale is subject to seller confirmation . The property is being sold "AS-IS, WHERE-IS" and without warranty or guarantee of any kind. Each potential buyer is encouraged to perform his/her own independent inspections, investigations and due diligence concerning the described property. It is the buyer's responsibility to have any and all desired inspections completed prior to bidding. Descriptions are believed to be accurate but are not guaranteed. All announcements made day of sale supersede any and all printed material. The seller is offering no other terms or contingencies. Final bid is subject to confirmation and acceptance by the Seller. Buyers are encouraged to seek financing, just understand your bidding is NOT contingent on financing or inspections. Total purchase price will include a 10% buyer's premium added to the final bid. A non-refundable deposit of \$2500 is due the day of auction and upon the execution of the purchase agreement. Closing to take place with Security First Title, Preliminary Title Work is available for review. Deposit may be in the form of a Cashier's Check, Personal Check or Cash. See listing agent for additional details regarding the auction.**

Private Remarks ****LIVE AUCTION w/LIVE AND ONLINE BIDDING **THIS PROPERTY IS BEING OFFERED FOR AUCTION ON APRIL 23rd, 2022 . BROKER /AGENT PARTICIPATION IS RECOGNIZED AND A 3 % REFERRAL COMMISSION IS BEING OFFERED TO THE BUYERS' BROKER/AGENT PRE-REGISTERING THE SUCCESSFUL BUYER. CONTACT THE LISTING BROKER FOR PRE-REGISTRATION MATERIALS. TOTAL PURCHASE PRICE WILL INCLUDE A 10% BUYER'S PREMIUM WHICH WILL BE ADDED TO THE FINAL BID. THIS IS A RESERVE AUCTION, Sale is subject to seller confirmation . The property is being sold "AS-IS, WHERE-IS" and without warranty or guarantee of any kind. Each potential buyer is encouraged to perform his/her own independent inspections, investigations and due diligence concerning the described property. It is the buyer's responsibility to have any and all desired inspections completed prior to bidding. Descriptions are believed to be accurate but are not guaranteed. All announcements made day of sale supersede any and all printed material. The seller is offering no other terms or contingencies. Final bid is subject to confirmation and acceptance by the Seller. Buyers are encouraged to seek financing, just understand your bidding is NOT contingent on financing or inspections. Total purchase price will include a 10% buyer's premium added to the final bid. A non-refundable deposit of \$2500 is due the day of auction and upon the execution of the purchase agreement. Closing to take place with Security First Title, Preliminary Title Work is available for review. Deposit may be in the form of a Cashier's Check, Personal Check or Cash.**

Virtual Tour

Office and Showing Information			
List Office	Berkshire Hathaway PenFed Realty	Office Phone	OFF: 316-636-2323
List Agent	Dave Brown	Agent Phone	CELL: 316-461-6297
Co-List Office	Berkshire Hathaway PenFed Realty	Co-Office Phone	OFF: 316-636-2323
Co-List Agent	Larry Lane	Co-Agent Phone	CELL: 316-247-0264
DOM / CDOM	0 / 0	Virtual Tour	
Type of Listing	Excl Right w/o Reserve / Full Service	Showing Phone	316-945-7400
To Show	Appt Req-Call Showing #	Model Home Ph	
Lockbox	SCKMLS	Showing/Appt	
How Sold		Pending Date	
Net Sold Price		Includes Lot	
Sale Price		Closing Date	
Sell Office		Previously Listed	
Co-Sell Office		Short Sale	
Appraiser Name		Sell Agent	
		Co-Sell Agent	
		Seller Paid Loan Asst.	

This information is not verified for authenticity or accuracy and is not guaranteed. You should independently verify the information before making a decision to purchase. © Copyright 2022 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.



BERKSHIRE
HATHAWAY
HomeServices
PenFed Realty

Special Assessment Disclosure

In reference to the real property commonly known as: 3717 E Murdock

Kansas law, statute 12-6a20, requires that the Seller disclose the existence of special assessments or fees against a property. The Seller hereby discloses the following information:

3717 E MURDOCK AVE WICHITA
PIN: 00155726

Many properties consist of more than one real estate tax record. To assist you in researching other records that may be associated with the property, please view the Sedgwick County Map Portal.

2021 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$7.90
Totals:		\$0.00	\$0.00	\$7.90

Buyer

Michael H Goodwin 03-01-2022
Seller Michael H Goodwin

Buyer

Seller

Date

Date

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Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**Lead Warning Statement**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ML Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ML Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) ML Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>Michael H Goodwin</u>	<u>1 Mar 2022</u>		
Seller Michael H Goodwin	Date	Seller	Date
<u>Larry E Lane</u>	<u>12 Mar 2022</u>		
Purchaser	Date	Purchaser	Date
Agent Larry E Lane	Date	Agent	Date

GROUNDWATER / ENVIRONMENTAL ADDENDUM

THIS ADDENDUM to Contract for Sale and Purchase of Real Estate between and among the undersigned is entered into effective on the last date set forth below.

Groundwater contamination has been detected in several areas in and around Sedgwick County. Licensees do not have any expertise in evaluating environmental conditions.

The parties are proposing the sale and purchase of certain property, commonly known as:

3717 E Murdock Wichita KS 67208

The parties are advised to obtain expert advice in regard to any environmental concerns.

SELLER'S DISCLOSURE (please complete both a and b below)

(a) Presence of groundwater contamination or other environmental concerns (initial one):

mw Seller has no knowledge of groundwater contamination or other environmental concerns;
or

_____ Known groundwater contamination or other environmental concerns are:

(b) Records and reports in possession of Seller (initial one):

mw Seller has no reports or records pertaining to groundwater contamination or other environmental concerns; or

_____ Seller has provided the Buyer with all available records and reports pertaining to groundwater contamination or other environmental concerns (list document below):

BUYER'S ACKNOWLEDGMENT (please complete c below)

(c) _____ Buyer has received copies of all information, if any, listed above. (initial)

CERTIFICATION

Seller certifies, to the best of Seller's knowledge, that the information Seller has provided is true and accurate, and that Buyer and all licensees involved are relying on Seller's information. Buyer certifies that Buyer has reviewed Seller's responses and any records and reports furnished by Seller.

Michael H Goodwin 1 Nov 2022
Seller Michael H Goodwin Date

Buyer Date

Seller Date

Buyer Date

This form is approved by legal counsel for the REALTORS® of South Central Kansas exclusively for use by members of the REALTORS® of South Central Kansas and other authorized REALTORS®. No warranty is made or implied as to the legal validity or adequacy of this form, or that its use is appropriate for all situations. Copyright 2016.



Metropolitan
Area Building
& Construction
Department

271 W. 3rd St. N., Suite 101 - Wichita, KS 67202 - www.sedgwickcounty.org - TEL: 316-660-1840 - FAX: 316-660-1810

RESIDENTIAL Electrical Permit

Permit No.: ELE2021-04986

Case Status: Issued

Location: 3717 E MURDOCK AVE WICHITA KS 67208

Project:

Contractor: Electric Meter
271 W 3rd St North
Wichita, KS 67202

Contractor Phone: (316)660-1840

Tax Control No.: 00155726

Jurisdiction: Wichita

Legal Description: LOT 17 & E 5 FT LOT 1 EXC S 5 FT BLOCK 2 SLEEPY HOLLOW ADD.

General Description of Work:

Meter Reset
Michael 316-655-7021

Zoning: Single-Family Residence

Proposed Use: 1-FAMILY

Improvement Type: REPAIR

Total Fees Paid

ELEISSUE	Permit Issuance Fee	\$25.00
ELEMTRRST	Meter Reset (power off 6 months or more)	\$11.00
		<u>\$36.00</u>

Permit is valid for 180 days and I acknowledge it is my responsibility to request required inspections for this permit:

Additional information about this permit is available at: <https://mabcpportal.sedgwickcounty.org>

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other federal, state or local law regulating construction or the performance of construction.

Applicant Signature: _____

Address: _____

Phone: _____

Staff ID: Tburnham

Issue Date: December 02, 2021

Customer/MABCD/Assessor Copy

Metropolitan Area Building and Construction Department
Checklist for Electrical Meter Reset

3717 E. MURDOCK 3 DEC 2021 ELE 2021-04986
Address Date Permit Number

If any of the following items are found to be unsatisfactory, corrections must be made and approved before the Electrical release will be sent to WESTAR. **A licensed electrical contractor is required to make all of the electrical corrections and the electrical contractor is responsible for requesting the inspection granting access for the inspector to perform the inspection.** A re-inspection fee may be assessed for each additional inspection when the corrections are not satisfactorily made or the inspector cannot gain access to perform the inspection.

EXTERIOR

- | | |
|---|--|
| (a) Building is enclosed/weather tight and is capable of being locked | S <input checked="" type="checkbox"/> U <input type="checkbox"/> |
| (b) Working exterior light fixture at all walk-in doors | S <input checked="" type="checkbox"/> U <input type="checkbox"/> |
| (c) No exposed wiring, (ex. NM cable, cords, individual conductors, etc.) | S <input checked="" type="checkbox"/> U <input type="checkbox"/> |
| (UF not subject to physical damage is OK) | |
| (d) Meter enclosure and riser is properly attached and not damaged | S <input checked="" type="checkbox"/> U <input type="checkbox"/> |
| (e) All other electrical equipment is properly attached to the building | S <input checked="" type="checkbox"/> U <input type="checkbox"/> |
| (f) No open wiring or splices | S <input checked="" type="checkbox"/> U <input type="checkbox"/> |
| (except as approved on overhead conductors to detached buildings) | |

INTERIOR

- | | |
|---|---|
| (a) Electric service panel is clean and safe with factory cover, no open holes in panel or cover .. | S <input checked="" type="checkbox"/> U <input type="checkbox"/> |
| (meet code at time of installation and all added circuits meet code) | |
| (b) Proper overcurrent devices on all wiring in panel(s) and only 1 wire per breaker terminal ... | S <input checked="" type="checkbox"/> U <input type="checkbox"/> |
| (c) Electric service panel is still properly grounded (to the code at time of installation) | S <input checked="" type="checkbox"/> U <input type="checkbox"/> |
| (d) All receptacles and switches installed and no physical sign of damage | S <input checked="" type="checkbox"/> U <input type="checkbox"/> |
| (e) All plates installed on receptacles, switches and junction boxes | S <input checked="" type="checkbox"/> U <input type="checkbox"/> |
| (f) All lighting fixtures installed | S <input checked="" type="checkbox"/> U <input type="checkbox"/> |
| (g) Smoke detectors installed at required locations and working | S <input checked="" type="checkbox"/> U <input checked="" type="checkbox"/> |
| (h) No open wiring or splices (except as was approved on knob & tube wiring) | S <input checked="" type="checkbox"/> U <input checked="" type="checkbox"/> |

Re-Inspection Fee Required (yes) (no)
New Electrical Permit Required (yes) (no)

COMMENTS

HAVE A LICENSED ELECTRICAL CONTRACTOR ATTACH TO THIS PERMIT OBTAIN A SERVICE PERMIT AND ① ADD COMBO DETECTORS 120V WHERE REQUIRED. ② REPAIR CEILING FAN AND DISPOSE CIRCUITS. ③ TAKE RESPONSIBILITY FOR THE RISER

L. NEWTON
Inspector

Owner: Michael Goodwin



GIDEON'S SOURCE OF KANSAS
ELECTRICAL CONTRACTOR

2444 N Nelson Drive #4
DERBY, KS 67037
PHONE: 316-789-0636
FAX: 316-789-8606

PROPOSAL

gideonssourceofkansas@gmail.com

SUBMIT TO: Larry lane PenFed		PHONE: 655-7021	DATE: 1-5-22
ADDRESS: 3717 E. murdock		realpros@cox.net	
CITY: Wichita, KS	STATE: ZIP CODE:	GIDEON'S SOURCE OF KANSAS REPRESENTATIVE: Charles Ingram	
WE HEREBY PROPOSE TO FURNISH MATERIALS AND LABOR NECESSARY FOR THE COMPLETION OF THE FOLLOWING:			COST
We would install a New Mast head Riser on the meter to the Top of the Roof.			
we would add 4 total Smoke/Carbon Alarms in the home by Code. (Interconnected)			
We would install up to 20 missing plate covers in the Home on missing outlets & light locations			
We would remove the Fan in the living Room at Inspectors request			
We would remove Garbage disposal at inspectors request.			
We would get a Permit & inspection when we are done.			
This would include all Parts & Labor to Complete this Job.			
Thank you Larry			
THIS BID IS SUBJECT TO CHANGE AFTER 30 DAYS DUE TO MATERIAL COSTS. WIRE COPPER PRICES SUBJECT TO CHANGE WEEKLY UNTIL BID IS ACCEPTED			PROPOSED JOB COST SUMMARY
			COST 1385.00
			PERMIT 48.00
			TOTAL PROPOSED JOB COST 1425.00
			PAYMENT TO BE MADE UPON BILLING.

I approve this bid &
Approve the work to be done.

01-21-2022

M Goodwin

**GIDEON'S SOURCE
OF KANSAS INC.**
ELECTRICAL CONTRACTOR

2444 N. Nelson Drive, #4 • Derby, KS • 67037

DATE: 2-8-22

13742

PHONE: 316-789-0636

FAX: 316-789-8606

gideonssourceofkansas@gmail.com

INVOICE

[illegible]



Security 1st Title

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: Teresa Woker
Email: twoker@security1st.com

Prepared Exclusively For:
PenFed Realty, LLC
1617 N Waterfront Pkwy, Suite 110
Wichita, KS 67206
Phone: 316-636-2323
Fax: 316-636-2744

Contact: Larry Lane
Email: laneteamhomes@gmail.com

Report No: 2484318

Report Effective Date: **October 8, 2021, at 7:30 a.m.**

Property Address: **3717 E. Murdock Ave., Wichita, KS 67208**

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 **PenFed Realty, LLC**, 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

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

The East 5 feet of Lot 1, EXCEPT the South 5 feet thereof, and all of Lot 17, Block 2, Sleepy Hollow, a subdivision to 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 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.



Security 1st Title

Any questions regarding this report should be directed to: **Teresa Woker**
Phone: 316-283-2750, Email: twoker@security1st.com

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. File a release of the Mortgage dated October 29, 2010, recorded December 3, 2010, as Doc#/Flm-Pg: 29186631, made by Michael H. Goodwin, to Vettrans Administration Credit Union, in the amount of \$120,000.00.
6. File a Release of the State of Kansas Individual Income Tax Lien, filed April 4, 2017 as 17-ST-606, against Michael H. Goodwin, in the amount of \$4,428.86, plus interest and costs.
7. File a Warranty Deed from Michael H. Goodwin, stating marital status and joined by spouse, if any, to TBD.
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 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.



Security 1st Title

Any questions regarding this report should be directed to: **Teresa Woker**
Phone: 316-283-2750, Email: twoker@security1st.com

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 2019 in the original amount of \$2,997.13+, DELINQUENT.**
Property I.D. # C-10726
PIN #00155726
 8. **General taxes and special assessments for the fiscal year 2020 in the original amount of \$3,204.07+, DELINQUENT.**
Property I.D. # C-10726
PIN #00155726

NOTE: The real estate taxes for the year 2021 became due on November 1, 2021. The amount is not available at this time.



Security 1st Title

Any questions regarding this report should be directed to: **Teresa Woker**
Phone: 316-283-2750, Email: twoker@security1st.com

9. The following matters which are shown on or disclosed by the recorded plat referred to in the legal description: easements.

Dated: October 8, 2021, at 7:30 a.m.

SECURITY 1ST TITLE

By:

Glenn B. Edwards

LICENSED ABTRACTER



CALL BEFORE YOU WIRE FUNDS

Real estate buyers and sellers are targets for wire fraud and many have lost hundreds of thousands of dollars because they failed to take two simple steps.

Obtain the phone number of your real estate agent and your escrow agent at your first meeting.

Call the known phone number to speak directly with your agent or escrow officer to confirm wire instructions PRIOR to wiring

Beware that cyber stalking and fraud are always changing.

Here is an example of a common type of fraud:

An email account (this could be agent's, escrow's, or consumer's email) is hacked. Hacker monitors the account, waiting for the time when consumer must wire funds. Agent, escrow, and consumer have no knowledge they are being monitored. Hacker, impersonating agent or escrow, instructs consumer to wire funds immediately. The wire instructions are for an account controlled by hacker. These instructions often create a sense of urgency and often explain that the agent or escrow officer cannot be reached by phone so any follow-up must be by email. When consumer replies to this email, consumer's email is diverted to hacker. Consumer wires the funds which are stolen by hacker with no recourse for consumer.

Never wire funds without first calling the known phone number for agent or escrow and confirming the wire instructions. Do not rely upon e-mail communications.

The best way to isolate yourself against this fraud is not to utilize electronic means to transfer money pertaining to a real estate transaction (i.e. ETF, wire transfer, electronic check, direct deposit, etc...)

The undersigned hereby acknowledge(s) receipt of this notice and the risks associated with, and the vulnerabilities of electronic transfer of funds. The undersigned further agree that if electronic transfer of funds is utilized in this transaction, they hereby hold the Brokerages, their agents and the designated title company harmless from all claims arising out of inaccurate transfer instructions, fraudulent taking of said funds and/or any other damage relating to the conduct of third parties influencing the implementation of transfer instructions.

Authorized Email Address

Authorized Email Address

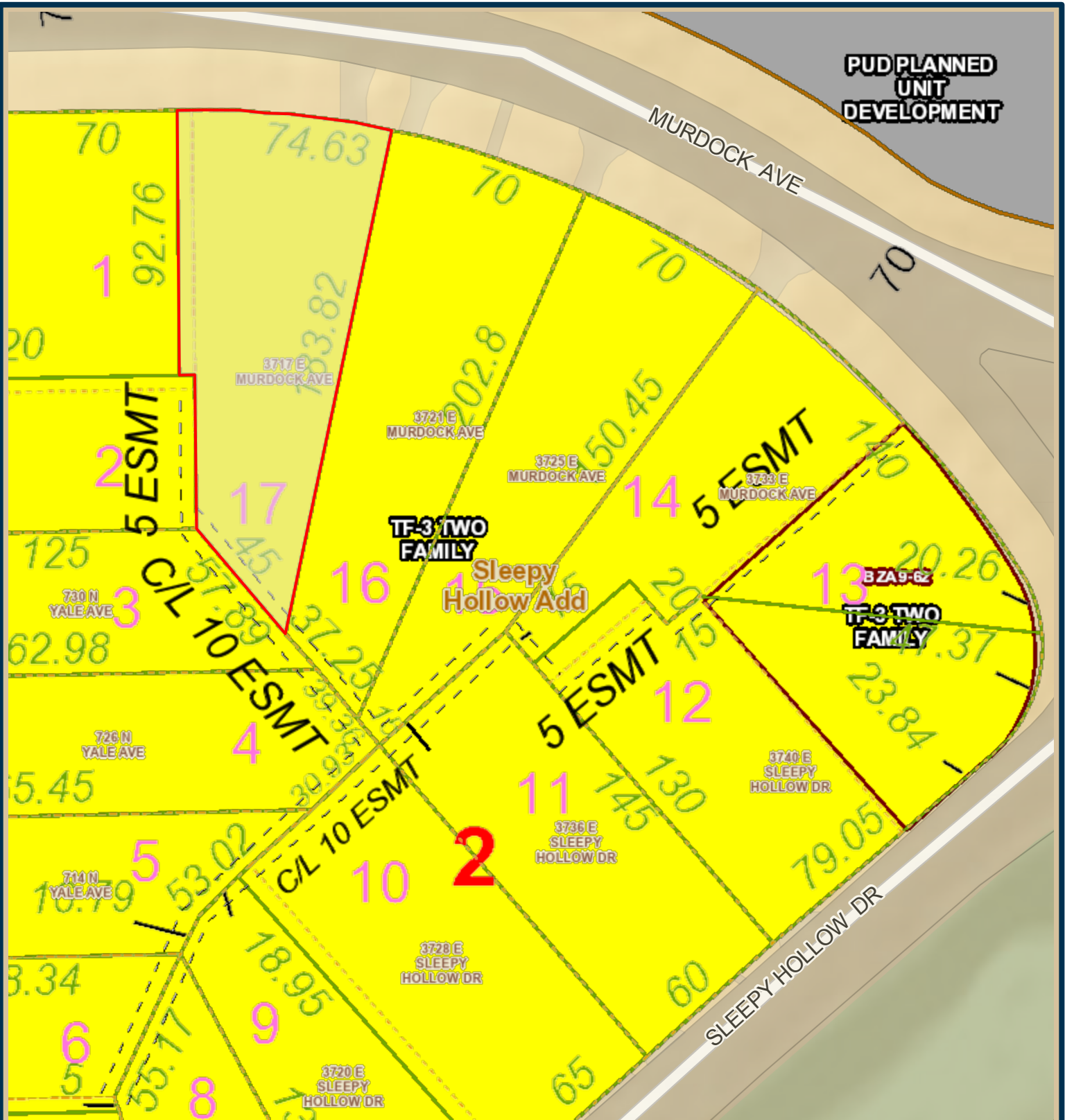
Authorized Phone Number

Authorized Phone Number

Consumer Signature & Date

Robert J Lane

Consumer Signature & Date



Geographic Information Services
Sedgwick County...
working for you

Date: 4/7/2022

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

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

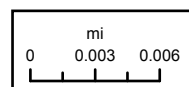
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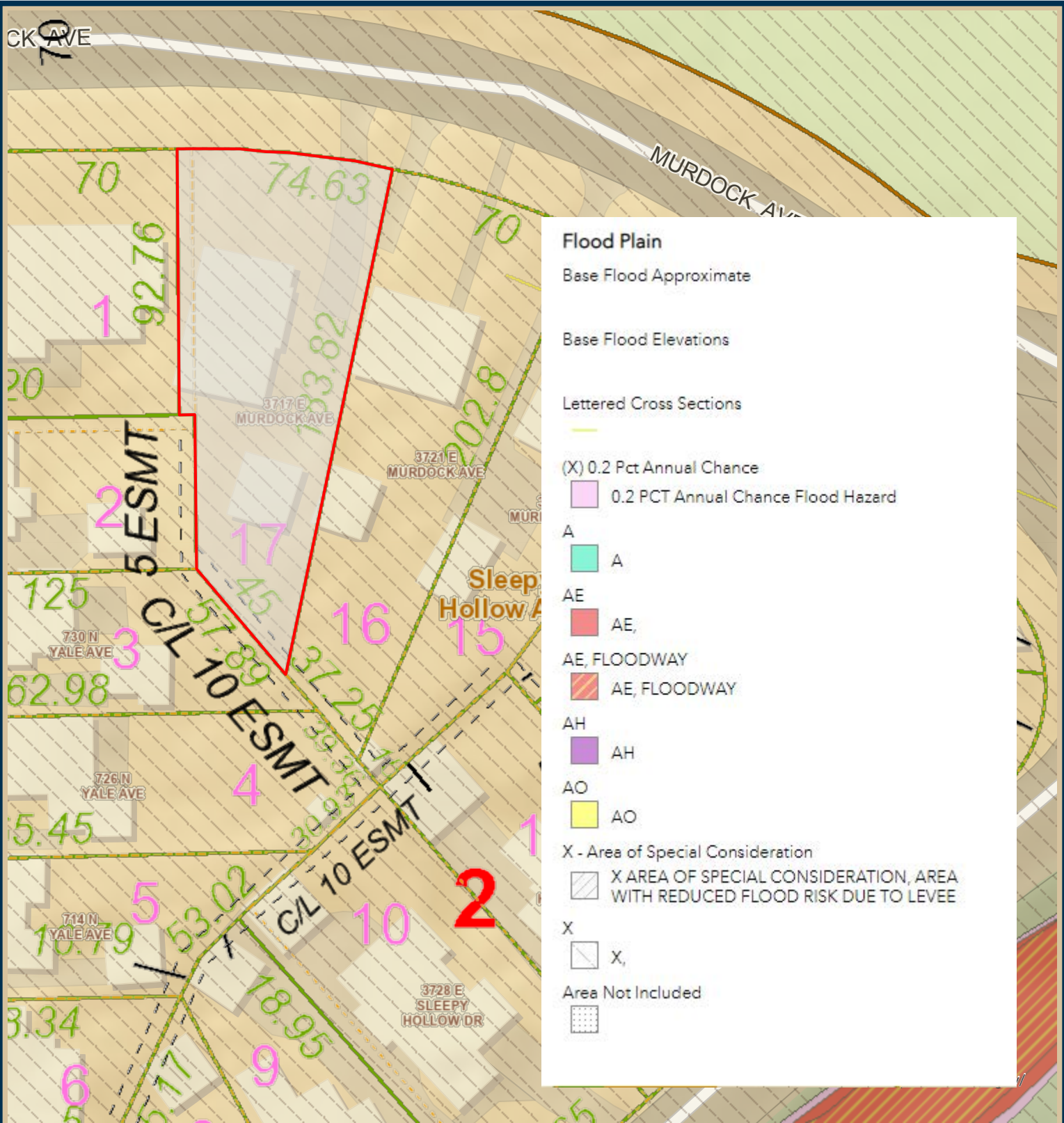
3717 E Murdock - Zoning

Sedgwick County, Kansas



1:564



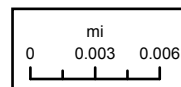


3717 E Murdock - Flood Map

Sedgwick County, Kansas



1:564





<https://msc.fema.gov/Hexagon?valuts>



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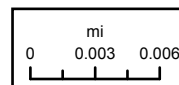
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3717 E Murdock - Aerial View

Sedgwick County, Kansas



1:564





BERKSHIRE HATHAWAY | PenFed Realty
HomeServices

ONLINE AUCTION

TERMS AND CONDITIONS

Thank you for participating in today's auction. The auction will be conducted by Berkshire Hathaway HomeServices PenFed Realty, LLC ("PenFed Realty") on behalf of the owner of the real estate (the "Seller"). The real estate offered for sale at auction (the "Real Estate") is fully described in the Contract for Purchase and Sale, a copy of which is available for inspection from PenFed Realty.

1. Any person who registers or bids at this Auction (the "Bidder") agrees to be bound by these Terms and Conditions, any auction announcements, and the Contract for Purchase and Sale. A bid placed by Bidder will be deemed conclusive proof that Bidder has read, understands, and agrees to be bound by these Terms and Conditions.
2. The Real Estate offered for sale at auction is legally described in the Contract for Purchase and Sale, a copy of which is available for inspection from PenFed Realty at Bidder's request.
3. The Real Estate is not offered contingent upon inspections. The Real Estate is offered at public auction in its present, "as is where is" condition and is accepted by Bidder without any expressed or implied warranties or representations from Seller or PenFed Realty, including, but not limited to, the following: the condition of the Real Estate; the Real Estate's suitability for any or all activities or uses; the Real Estate's compliance with any laws, rules, ordinances, regulations, or codes of any applicable government authority; the Real Estate's compliance with environmental protection, pollution, or land use laws, rules, regulations, orders, or requirements; the disposal, existence in, on, or under the Real Estate of any hazardous materials or substances; or any other matter concerning the Real Estate. It is incumbent upon Bidder to exercise Bidder's own due diligence, investigation, and evaluation of suitability of use for the Real Estate prior to bidding. It is Bidder's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns; or any other desired inspection. Bidder acknowledges that Bidder has been provided an opportunity to inspect the Real Estate prior to the auction and that Bidder has either performed all desired inspections or accepts the risk of not having done so. Any information provided by Seller or PenFed Realty has been obtained from a variety of sources. Seller and PenFed Realty have not made any independent investigation or verification of the information and make no representation as to its accuracy or completeness. In bidding on the Real Estate, Bidder is relying solely on Bidder's own investigation of the Real Estate and not on any information provided or to be provided by Seller or PenFed Realty.
4. Notwithstanding anything herein to the contrary, to the extent any warranties or representations may be found to exist, the warranties or representations are between Seller and Bidder. PenFed Realty may not be held responsible for the correctness of any such representations or warranties or for the accuracy of the description of the Real Estate.
5. There will be a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate.
6. The Real Estate is not offered contingent upon financing.
7. In the event that Bidder is the successful bidder, Bidder must immediately execute the Contract for Purchase and Sale and tender a nonrefundable earnest money deposit in the form of cash, check, or immediately available, certified funds and in the amount set forth by PenFed Realty. The balance of the purchase price

will be due in immediately available, certified funds at closing on the specified closing date. The Real Estate must close within 30 days of the date of the auction, or as otherwise agreed to by Seller and Bidder. Contracts will be written in the name used to create the online bidding account unless other arrangements are made with PenFed Realty prior to the auction.

8. Auction announcements or postings take precedence over anything previously stated or printed, including these Terms and Conditions. In the event of a conflict between these Terms and Conditions and any other rules, terms, or agreements governing the use of the online bidding platform, these Terms and Conditions govern.
9. A bid placed by Bidder will be deemed conclusive proof that Bidder has read, understands, and agrees to be bound by these Terms and Conditions.
10. These Terms and Conditions, especially as they relate to the qualifications of potential bidders, are designed for the protection and benefit of Seller and do not create any additional rights or causes of action for Bidder. On a case-by-case basis, and at the sole discretion of Seller or PenFed Realty, exceptions to certain Terms and Conditions may be made.
11. In the event Bidder is the successful bidder at the auction, Bidder's bid constitutes an irrevocable offer to purchase the Real Estate and Bidder will be bound by said offer. In the event that Bidder is the successful bidder but fails or refuses to execute the Contract for Purchase and Sale, Bidder acknowledges that, at the sole discretion of Seller, these Terms and Conditions together with the Contract for Purchase and Sale executed by the Seller are to be construed together for the purposes of satisfying the statute of frauds and will collectively constitute an enforceable agreement between Bidder and Seller for the sale and purchase of the Real Estate.
12. It is the responsibility of Bidder to make sure that PenFed Realty is aware of Bidder's attempt to place a bid. PenFed Realty disclaims any liability for damages resulting from bids not spotted, executed, or acknowledged. PenFed Realty is not responsible for errors in bidding and Bidder releases and waives any claims against PenFed Realty for bidding errors.
13. Bidder authorizes PenFed Realty to film, photograph, or otherwise record the voice or image of Bidder and any guest or minor accompanying Bidder at this auction and to use the films, photographs, recordings, or other information about the auction, including the sales price of the Real Estate, for promotional or other commercial purposes.
14. Broker/agent participation is invited. Broker/agents must pre-register with PenFed Realty no later than 5 p.m. on the business day prior to the auction by completing the Broker Registration Form, available on PenFed Realty website.
15. PenFed Realty is acting solely as the designated agent of the Seller and not as an agent for Bidder. PenFed Realty is not a party to any Contract for Purchase and Sale between Seller and Bidder. In no event will PenFed Realty be liable to Bidder for any damages, including incidental or consequential damages, arising out of or related to this auction, the Contract for Purchase and Sale, or Seller's failure to execute or abide by the Contract for Purchase and Sale.
16. Neither Seller nor PenFed Realty, including its employees and agents, will be liable for any damage or injury to any property or person at or upon the Real Estate. Any person entering on the premises assumes any and all risks whatsoever for their safety and for any minors or guests accompanying them. Seller and PenFed Realty expressly disclaim any "invitee" relationship and are not responsible for any defects or dangerous conditions on the Real Estate, whether obvious or hidden. Seller and PenFed Realty are not responsible for any lost, stolen, or damaged property.
17. To the extent permitted under applicable law, PenFed Realty has the right to establish all bidding increments.
18. PenFed Realty may, in its sole discretion, reject, disqualify, or refuse any bid believed to be fraudulent, illegitimate, not in good faith, made by someone who is not competent, or made in violation of these Terms and Conditions or applicable law.
19. Bidder represents and warrants that they are bidding on their own behalf and not on behalf of or at the direction of Seller.
20. The Real Estate is offered for sale to all persons without regard to race, color, religion, sex, handicap, familial status, or national origin.

21. These Terms and Conditions are binding on Bidder and on Bidder's partners, representatives, employees, successors, executors, administrators, and assigns.
22. In the event that any provision contained in these Terms and Conditions is determined to be invalid, illegal, or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions of the Terms and Conditions will not be in any way impaired.
23. These Terms and Conditions are to be governed by and construed in accordance with the laws of Kansas, but without regard to Kansas's rules governing conflict of laws. Exclusive venue for all disputes lies in either the Sedgwick County, Kansas District Court or the United States District Court in Wichita, Kansas. Bidder submits to and accepts the jurisdiction of such courts.
24. When creating an online bidding account, Bidder must provide accurate and complete information. Bidder is solely responsible for maintaining the confidentiality and security of their online bidding account and accepts full responsibility for any use of their online bidding account. In the event that Bidder believes that their online bidder account has been compromised, Bidder must immediately inform PenFed Realty at auctions@penfedrealty.com.
25. Bids submitted using the online bidding platform cannot be retracted. Bidder uses the online bidding platform at Bidder's sole risk. PenFed Realty is not responsible for any errors or omissions relating to the submission or acceptance of online bids. PenFed Realty makes no representations or warranties as to the online bidding platform's uninterrupted function or availability and makes no representations or warranties as to the online bidding platform's compatibility or functionality with Bidder's hardware or software. Neither PenFed Realty or any individual or entity involved in creating or maintaining the online bidding platform will be liable for any damages arising out of Bidder's use or attempted use of the online bidding platform, including, but not limited to, damages arising out of the failure, interruption, unavailability, or delay in operation of the online bidding platform.
26. The ability to "pre-bid" or to leave a maximum bid prior to the start of the auction is a feature offered solely for Bidder's convenience and should not be construed as a call for bids or as otherwise beginning the auction of any particular lot. Pre-bids will be held by PenFed Realty until the auction is initiated and will not be deemed submitted or accepted by PenFed Realty until the auction of the particular lot is formally initiated by PenFed Realty.
27. In the event of issues relating to the availability or functionality of the online bidding platform during the auction, PenFed Realty may, in its sole discretion, elect to extend the scheduled closing time of the auction.
28. In the event that Bidder is the successful bidder but fails to comply with Bidder's obligations as set out in paragraph 7 of these Terms and Conditions by 12:00 p.m. (CST) on the business day following the auction, then Bidder will be in breach of these Terms and Conditions and PenFed Realty may attempt to resell the Real Estate to other potential buyers. Regardless of whether PenFed Realty is able to successfully resell the Real Estate to another buyer, Bidder will remain liable to Seller for any damages resulting from Bidder's failure to comply with these Terms and Conditions.
29. Bidder may not use the online bidding platform in any manner that is a violation of these Terms and Conditions or applicable law, or in any way that is designed to damage, disable, overburden, compromise, or impair the function of the online bidding platform, the auction itself, or any other party's use or enjoyment of the online bidding platform.

Bidders Signature

Bidders Signature