



PRELIMINARY TITLE SEARCH REPORT

Prepared By:
Security 1st Title
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Prepared Exclusively For:
Sundgren Realty
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Contact: **Jeremy Sundgren**
Email: **jeremy@sundgren.com;**
realty@sundgren.com

Report No: **2531401**

Report Effective Date: **June 24, 2022, at 7:30 a.m.**

Property Address: **14408 E. Willowbend Cir., Wichita, KS 67230**

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 **Sundgren Realty**, 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

Terry Pittman

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

Lot 1, Block 2, Timber Lakes Estates, an Addition to 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.

Any questions regarding this report should be directed to: **Nancy Tiger**

Phone: **316-293-1669**, Email: **ntiger@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. **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 Kenneth and Barbara Pittman Trust, dated May 24, 1999.**

In the alternative, we may be provided with a copy of said Trust together with all amendments thereto. We reserve the right to make any additional requirements we deem necessary.

6. **File a Warranty Deed from Terry Pittman, stating marital status and joined by spouse, if any, to To Be Determined.**
7. **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.

NOTE: For documents electronically recorded, there is an additional

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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 2021 in the original amount of \$3,201.54, PAID.**
Property I.D. # C-55517
PIN #00485598
 8. **The following matters shown on or disclosed by the recorded plat referred to in the legal description: Building setback lines, minimum pad elevation and easements.**
 9. **Covenants and restrictions contained in/on Film 54, Page 21.**
 10. **Terms and provisions of the Timber Lakes Home Owners' Association filed as Film 54, Page 21., which provides for, among other things, the levy of**



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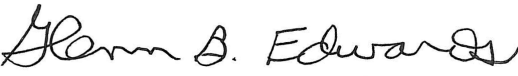
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assessments, which if unpaid, may become a lien thereon.

- 11. 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 Film 1155, Page 1204; Film 1531, Page 1514 and Film 1542, Page 53.**

Dated: **June 24, 2022, at 7:30 a.m.**

SECURITY 1ST TITLE

By: 

LICENSED ABSTRACTER