

AUCTION REPORT

Report Number: **CQ22189**
Effective Date of Report: **October 6, 2022 @ 8:00 a.m.**

Prepared For: Jeremy Sundgren
Sundgren Realty Inc.

Direct Inquiries to: Sharon Clark
Chautauqua Hills Abstract & Title, Inc.
109 N. Chautauqua Street
Sedan, KS 67361

1. Policy or Policies to be issued: Amount
(A) | | ALTA Owners Policy **TBD**
Proposed Insured:
(B) | | ALTA Loan Policy **TBD**
Proposed Insured:
 2. The estate or interest in the land described or referred to in this commitment and covered herein is: **Fee Simple**
 3. Title to said estate or interest in said land is at the effective date hereof vested in:
Buchele Farms, LLC
 4. The land referred to in this Commitment is described as follows:
The West Half and the Northeast Quarter of Section 10, and the Southeast Quarter of Section 9, all in Township 33 South, Range 9 East of the 6th P.M., Chautauqua County, Kansas.
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REQUIREMENTS AND EXCEPTIONS

Schedule B on the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest of mortgage thereon covered by this Commitment.

2. Standard Exceptions:

(A) Rights or claims of parties in possession not shown by the public records.

(B) Easements, or claims of easements, not shown by the public records.

(C) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

(D) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

(E) Taxes or special assessments which are not shown as existing liens by the public records. General taxes for the year **2021**, and all subsequent years, and special assessments due or payable therewith.

****NOTE**** -- Taxes are checked as a courtesy. Information is provided by the county treasurer's office on date of title search. Title Agent/Abstracter cannot guarantee accuracy of tax records of validity of funds presented for payment. This title company will not be liable for nuisance taxes that are not of public record at time of title commitment/title policy.

The Real Estate Taxes for 2021 are \$2,049.50 and are PAID.

2020 and all prior years PAID. (Tax Roll #1- JE0122-EX; 1-JE0119; 1-JE0120).

(F) Subject to easements of record.

Subject to Easement dated January 22, 1964, to Grant-Shanghai Watershed District No. 14, recorded at Book 2 of Misc., Page 54.

Subject to Easement dated January 22, 1964, to Grant-Shanghai Watershed District No. 14, recorded at Book 2 of Misc., Page 53.

(G) Any and all Oil & Gas Leases, minerals, mortgages, overrides, reservations, and assignments of record.

None

3. Unreleased mortgages of record for the above described real estate include:

None

4. There are no judgment liens or other liens of record in this county against the above-described real estate or against the fee title owner, except:

None

This report is NOT a commitment for title insurance nor should it be relied on as such. If title insurance is desired, other arrangements with Chautauqua Hills Abstract & Title, Inc. must be made and agreed upon.
