



Security 1st Title

PRELIMINARY TITLE SEARCH REPORT

Prepared By:
Security 1st Title
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Contact: **John Jones**
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Prepared Exclusively For:
McCurdy Real Estate & Auction, LLC
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Contact: **Braden McCurdy**
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Report No: **2525457 Revision A**

Report Effective Date: **May 31, 2022, at 7:30 a.m.**

Property Address: **No Situs, Edgerton, KS**

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 **McCurdy Real Estate & Auction, 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

Cohlmia, LLC
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.



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Phone: **913-393-2511**, Email: **jjones@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 partial release of the Mortgage dated June 26, 2019, recorded June 28, 2019, as Book 201906, Page 010644, made by Cohlmiia, LLC, a Kansas limited liability company, to Central National Bank, in the amount of \$1,000,000.00.**
6. **Cohlmiia, LLC is a Kansas 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 September 19, 2013

2. Operating Agreement dated September 23, 2013

Any instrument to be executed by Cohlmiia, LLC, must:

1. Be executed in the limited liability company's name, and

2. Be signed by Dennis J. Cohlmiia, Manager.

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.

7. **File a Warranty Deed from Cohlmiia, LLC., a Kansas limited liability company to TBD.**
8. **Provide this Company with a properly completed and executed Owner's Affidavit.**
9. **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



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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 furnished, imposed by law and not shown by the Public Records.



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6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records

7. **General taxes and special assessments for the year 2021 are as follows:**

Tax ID No.: BF221435-2009
2021 Full Tax Amount: \$34.79, Paid
2022 Assessed Value: \$165.00
2021 Mill Levy/Tax Rate: .117130

The above county amount includes Special Assessments in the amount of \$0.00.

8. **An easement for Right of Way, recorded as Book 48 Misc., Page 50, partially disclaimed by Book 228 Misc., Page 185.**
In favor of: Kansas City Power and Light Company
Affects: a portion of the land

9. **Terms and provisions contained in the document entitled "Ordinance No. 2081, An Ordinance Annexing Certain Land into the City of Edgerton, Kansas" filed June 16, 2021 as Book 202106, Page 006924.**

10. **Rezoning Ordinance No. 2096, filed in Book 202111, Page 000480.**

11. **Tenancy rights, if any, either month to month or by virtue of written leases, of parties now in possession of any part of the premises described herein.**

12. **FOR INFORMATION ONLY - 24 MONTH CHAIN OF TITLE:**

Deed Type: Warranty Deed
Grantor(s): Joseph Allen Gast and Kerry D. Gast, husband and wife
Grantee(s): Cohlma, LLC
Recorded Date: July 18, 2016
Recorded As: Book 201607, Page 005821

NOTE: Excepted Tract deeded out by Special Warranty Deed filed in Book 202109, Page 007262.



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Dated: **May 31, 2022, at 7:30 a.m.**

SECURITY 1ST TITLE



By: _____

LICENSED ABSTRACTER

EXHIBIT "A"

All of the East Half of the East Half of the Southeast Quarter of the Southwest Quarter of Section 35, Township 14, Range 22, Johnson County, Kansas, except that part in roads.

AND EXCEPT:

The East Half (E 1/2) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 35, Township 14 South, Range 22 East, Johnson County, Kansas, being described by metes and bounds as follows:

Commencing at a 2-inch aluminum cap stamped "Johnson County Section Corner" found in concrete at the South Quarter corner of said Section 35; thence North 02 degrees 14 minutes 42 seconds West 665.01 feet to a nail found at the Southeast corner of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section 35 and the Point of Beginning, from which a found 1/2-inch rebar bears South 01 degrees 23 minutes 12 seconds West 5.05 feet; thence South 88 degrees 36 minutes 52 seconds West 329.00 feet to the Southwest corner of said East Half (E 1/2) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4); thence North 02 degrees 12 minutes 26 seconds West 665.27 feet to a 1/2-inch rebar found at the Northwest corner of said East Half (E 1/2) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4); thence North 88 degrees 30 minutes 28 seconds East 328.74 feet to a 1/2-inch rebar found at the Northeast corner of said East Half (E 1/2) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4), from which a found 5/8-inch rebar with cap marked "Bartlett & Wes CLS74" bears North 05 degrees 03 minutes 26 seconds West 9.76 feet; thence South 02 degrees 14 minutes 42 seconds East 665.88 feet to the Point of Beginning, subject to that part, if any, in streets, roadways, highways or other public right-of-ways.