

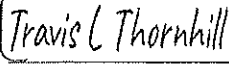
Reserve Real Estate Auction
Terms and Conditions

AUCTION ADDRESS 6937 SW Hopkins Switch Rd Eldorado KS 67042 DATE: _____

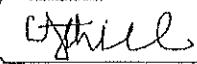
The following terms and conditions form an integral part of the auction to be conducted by Sudduth Realty, Inc. on behalf of the Seller. The real estate offered for sale ("Property") at auction is fully described in the Contract for Purchase and Sale, a copy of which is available for inspection from Sudduth Realty, Inc. It is Bidder's obligation to familiarize themselves with the terms of the Auction, as bidding upon real estate at auction is final and irrevocable act. The terms of the Auction are not subject to change or negotiation after the fact. It is Bidder's responsibility to review all available printed materials and listen to the Auction announcements for updated or modified specifications, terms, or disclosures.

1. **DEFINITIONS.** Each capitalized term used in these Terms and Conditions shall have the meaning ascribed to such term herein. "Auction" shall refer to the public sale of the Property to be held on the Auction Date. "Seller" shall refer to the consignor of the Property. "Buyer" shall refer to the bidder offering the highest bid accepted by the Auctioneer for the Property. "Bidder" shall refer to any person or entity who has registered for or placed a bid at the Auction.
2. **CONSENT TO TERMS.** Registering for or bidding at the Auction will be deemed proof of Bidder's receipt of and agreement to be bound by these Terms and Conditions, any announcements made at the auction, and, if Bidder becomes the Buyer, the Contract for Purchase and Sale. Bidder further agrees and understands any announcements made during the Auction take precedence over anything previously stated or printed, including these Terms and Conditions.
3. **PROPERTY CONDITION.** The Property 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 Sudduth Realty, Inc., including, but not limited to, the following the condition of the Property; the Property's suitability for any or all activities or uses; the Property's compliance with any laws, rules, ordinances, regulation, or codes of any applicable government authority; the Property's compliance with environmental protection, pollution, or land use laws, rules, regulations, orders, or requirements; the disposal, existence in, on, or under the Property of any hazardous materials or substances; or any other matter concerning the Property. It is incumbent upon Bidder to exercise Bidder's own due diligence, investigation, and evaluation of suitability of use for the Property prior to bidding.
4. **INSPECTIONS.** The Property is not offered contingent upon inspections. 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 mild; 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 Property prior to the auction and that Bidder has either performed all desired inspection or accepts the risk of not having done so. Any information provided by Seller or Sudduth Realty, Inc. has been obtained from a variety of sources. Seller and Sudduth Realty, Inc. 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 Property, Bidder is relying solely on Bidder's own investigation of the Property and not on any information provided or to be provided by Seller or Sudduth Realty, Inc.
5. **PERSONAL PROPERTY.** No personal property shall be conveyed with the Property unless specifically included in the Contract for Purchase and Sale.
6. **FINANCING CONTINGENCY.** The Property is being auctioned as a cash sale which is not contingent on Buyer's ability to obtain financing. It is Bidder's responsibility to ensure purchase money funds are in place prior to bidding at the Auction. Buyer's failure to close as a result of insufficient financing shall constitute a breach of contract.
7. **BIDDER REGISTRATION.** This Auction is for registered bidders only. Live Bidders MUST register their name, address, and telephone number with Sudduth Realty, along with a photo I.D. on or before the day of the Auction either in person or online.
8. **AUCTION PROCEDURE.** For purposes of the Auction, the Property will be offered in one parcel as identified in the Contract for Purchase and Sale. Bidder's bid constitutes an irrevocable offer to purchase the Property and Bidder may be bound by said offer. The final bid price shall be determined by competitive bidding. Bids remain open until the auctioneer declares the bidding closed. Should any dispute arise between Bidders, the Auctioneer shall have the right to make the final decision to either determine the successful Bidder or to re-sell the property that is in dispute. Auctioneer's sales records shall be conclusive in all respects. It is the responsibility of Bidder to make sure that Sudduth Realty is aware of Bidder's attempt to place a bid. Sudduth Realty disclaims any liability for damages resulting from bids not spotted, executed, or acknowledged. Sudduth Realty is not responsible for errors in bidding and Bidder releases and waives any claim against Sudduth Realty for bidding errors.
9. **BUYER'S PREMIUM.** A buyer's premium of 10% of the final bid price (\$1,500 minimum) will be added final bid price determine the total sales price ("Sales Price") for the Property.
10. **RESERVE AUCTION.** The Property shall be sold to the highest bidder, subject to a minimum bid or reserve price.
11. **EXECUTION OF CONTRACT.** Buyer must immediately execute the Contract for Purchase and Sale and tender a nonrefundable earnest money deposit in the form of personal check, cashier's check, or immediately available certified funds in the amount set forth by Sudduth Realty. The balance of the Sales Price will be due in immediately available certified funds at closing on the specified closing date. Closing must occur within 30 days of the date of the Auction, or as otherwise agreed by Seller and Buyer.
12. **EARNEST MONEY DEPOSIT.** Upon completion of the Auction, Buyer shall deliver to Seller a non-refundable earnest money deposit equal to 10% of the sales Price.
13. **ASSIGNMENT.** No Bidder or Buyer may assign any of its rights or obligations under these Terms and Conditions, including their bid or obligation to purchase the Property, without the written consent of Seller and Sudduth Realty, Inc. In the event such written consent is

- provided, these Terms and Conditions are binding on Bidder and Bidder's partners, representatives, employees, successors, executors, administrators, and assigns.
14. **FAILURE BY BUYER.** If Buyer fails or refuses to execute the Contract for Purchase and Sale, at the sole discretion of Seller, these signed 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 Buyer and Seller for the sale and purchase of the Property.
 15. **ONLINE AUCTIONS/BIDS.** In the case of online bidding neither the company providing the software nor Sudduth Realty, Inc. shall be held responsible for any missed bid or the failure of the software to function properly for any reason. A winning online bidder is required to execute the Contract for Purchase and Sale and tender a nonrefundable earnest money deposit in the amount set forth by Sudduth Realty, Inc. the next business day following the conclusion of the Auction. Such earnest money deposit must be in the form of wire transfer, cashier's check, or personal check with bank letter of guarantee. The closing time of an online auction shall automatically extend an additional 2 minutes whenever a bid is placed within the last 2 minutes of the scheduled closing time.
 16. **BROKER/AGENT PARTICIPATION.** Real estate broker or agent participation is welcomed. Any brokers or agents must pre-register with Sudduth Realty, Inc. no later than 5p.m. 2 business days prior to auction date by completing the Broker Registration Form, available on SudduthRealty.com. If buyer has a buyer's broker have the buyer's broker register with Sudduth Realty in advance of registering online.
 17. **CHOICE OF LAW.** These Terms and Conditions are to be governed by and construed in accordance with the laws of Kansas. 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.
 18. **AUCTIONEER'S LIABILITY.** Sudduth Realty, Inc. is not a party to any Contract for Purchase and Sale between Seller and Bidder. In no event will Sudduth Realty, Inc. be liable to Bidder for any 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. 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. Sudduth Realty, Inc. may not be held responsible for the correctness of any such representation or warranties or for the accuracy of the description of the Property. Neither Seller nor Sudduth Realty, Inc. including its employees and agents, will be liable for any damage or injury to any property or person at or upon the Property. Any person entering on the Property assumes any and all risks whatsoever for their safety and for any minors or guests accompanying them. Seller and Sudduth Realty, Inc. expressly disclaim any "invitee" relationship and are not responsible for any defects or dangerous conditions on the Property, whether obvious or hidden. Seller and Sudduth Realty, Inc. are not responsible for any lost, stolen, or damaged property.
 19. **AGENT OF SELLER.** The Auctioneer, Sudduth Realty, Inc. (and any appointed real estate agent, where applicable), is acting as a designated Seller's agent and not as an agent of the Buyer. The Buyer may be required to sign an Agency Agreement acknowledging that they are aware they are not receiving any representation.
 20. **MEDIA RELEASE.** Bidder authorizes, and warrants that such Bidder has authority and consent to authorize, Sudduth Realty, Inc. 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 Property, for promotional or other commercial purposes.
 21. **REFUSAL OF SERVICE.** Sudduth Realty, Inc. 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, and may further to refuse admittance to or expel anyone from the auction premises for interference with the Auction activities, nuisance, canvassing or any other reason deemed necessary by Sudduth Realty, Inc.
 22. **FAIR HOUSING.** Sudduth Realty, Inc. is committed to compliance with all federal, state, and local fair housing laws, and will not discriminate against any person because of race, color, religion, national origin, sex, familial status, disability, or any other specific classes protected by applicable laws. Sudduth Realty, Inc. will allow reasonable accommodation or reasonable modification based upon a disability-related need.
 23. **CONTACT INFORMATION.** Sudduth Realty, Inc. is committed to protecting your privacy and will only share personal information you provide with third parties for the purpose of improving our services or for providing notifications and marketing. You may opt out of any contact or notifications, or to have us remove your personal information by sending a request to our office at office@sudduthrealty.com.

Authentisign
 05/07/25
 Seller _____ Date _____

Buyer _____ Date _____

Authentisign
 05/07/25
 Seller _____ Date _____

Buyer _____ Date _____





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This database was last updated on 5/1/2025 at 8:07 PM

Parcel Details for 008-291-01-0-00-00-025.00-0 - Printer Friendly Version

Owner Information	
Owner's Name (Primary):	THORNHILL, TRAVIS L & CHELSEY J
Mailing Address:	6937 SW Hopkins Switch Rd El Dorado, KS 67042-9092
Property Address	
Address:	6937 SW Hopkins Switch Rd El Dorado, KS 67042
General Property Information	
Property Class:	Residential - R
Living Units:	1
Zoning:	
Neighborhood:	009.0
Taxing Unit:	145
Deed Information	
Document #	Document Link
2017-5524	View Deed Information
2017-5523	View Deed Information
0657-0211	View Deed Information
0624-0102	View Deed Information
0657-0211	View Deed Information
0624-0102	View Deed Information

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Neighborhood / Tract Information	
Neighborhood:	009.0 Lot: 1
Tract:	Section: 01 Township: 27 Range: 04E
Tract Description:	LITTLE SOUTHFORK RANCHES, S01, T27, R04E, Lot 1, ACRES 4.7

Land Based Classification System	
Function:	Single family residence (detached)
Activity:	Household activities
Ownership:	Private-fee simple
Site:	Developed site - with buildings

Property Factors			
Topography:	Level - 1	Parking Type:	Off Street - 1
Utilities:	Public Water - 3; Septic - 6	Parking Quantity:	Adequate - 2
Access:	Semi Improved Road - 2	Parking Proximity:	On Site - 3
Fronting:	Residential Street - 4	Parking Covered:	
Location:	Neighborhood or Spot - 6	Parking Uncovered:	

Appraised Values				
Tax Year	Property Class	Land	Building	Total
2025	Residential - R	59,050	327,820	386,870
2024	Residential - R	56,900	323,860	380,760
2023	Residential - R	56,900	287,600	344,500
2022	Residential - R	43,350	259,950	303,300

Market Land Information					
Type	Method	Area or Acres	Eff. Frontage	Eff. Depth	Est. Value
Regular Lot - 1	Acre	4.70			00
Influence #1:		Influence #2:		Influence Override:	
Factor:		Factor:		Depth Factor:	

TLT gt

Residential Information

Building #: 1

Dwelling Information

Residence Type: Residential/Agricultural - 1
Quality: AV
Year Built: 1993
Effective Year:
MS Style: 1
LBCS Structure: Detached SFR unit
of Units:
Total Living Area:
Calculated Area: 1,576
Main Floor LA: 1,576
Upper Floor LA %:
CDU: VG
Phys / Func / Econ: GD / N/A / N/A
Ovr % Good / RCN: /
Remodel:
% Complete:
Assessment Class:

Component Sales Information

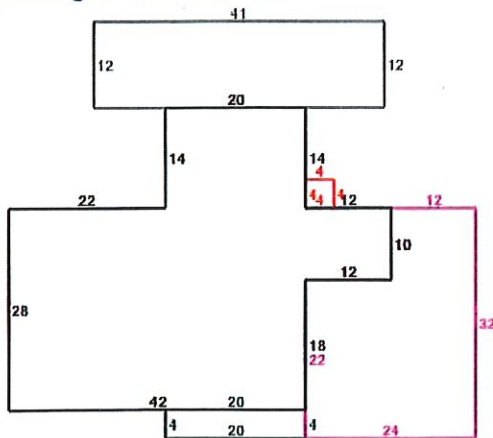
Architectural Style: Ranch
Basement Type: Walkout - 5
Total Rooms: 7
Bedrooms: 4
Family Rooms: 1
Full Baths: 2
Half Baths:
Garage Capacity: 2 car
Foundation: Concrete - 2

Residential Components

Code / Description	Units	Percentage	Quality	Year
Garage Finish, Attached	648			
Frame, Siding, Vinyl		100		
Composition Shingle		100		
Total Basement Area	1,536			
Raised Subfloor	1,576			
Warmed & Cooled Air		100		
Plumbing Fixtures	9			
Plumbing Rough-ins	1			
Single 1-Story Fireplace	1			
Automatic Floor Cover Allowance				
Open Slab Porch	492			
Wood Deck	16			
Attached Garage	648			
Raised Slab Porch with Roof	80			
Partition Finish Area	1,150			

Residential Information

Building #: 1 Sketch Vector



Black = Original
Gray = Open Slab Porch (SF) 1
Red = Wood Deck (SF) 2
Fuchsia = Attached Garage (SF) 3
Teal = Raised Slab Porch (SF) with Roof 4

Commercial Information [Information Not Available]

Other Building Improvement Information

Occup	MS Class	Rank	Quantity	Year Effective	Year	LBCS	Area	Perim	Hgt	Dimensions (L x W)	Stories	Phys Cond	Func	Econ	Ovr %	Reason	RCN LD	% Good	MS Value
Residential Garage - Detached	D	AV	1	1998			1440	166	8	48 x 30	1	AV	AV				50748	20	10150

Components														
Code	Code Description			Units		Percentage %		Area		Other	Rank	Year		
8005				280										
Prefabricated Storage Shed	S AV	1	1993	60	32	6	6 x 10	1	AV	AV	1245	7	90	
Components														
Code	Code Description			Units		Percentage %		Area		Other	Rank	Year		

Agricultural Information [Information Not Available] 

This parcel record was last updated on 5/2/2025 at 6 am.

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Version: 3.0.0.07 : 01/16/2020

PROPERTY TAX INFORMATION



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Current Tax Information

Type PP **CAMA Number** 291 01 0 00 00 025 00 0 01 **Tax Identification** 145-99200166808

[Tax History](#)

Owner ID THOR00107THORNHILL, TRAVIS L & CHELSEY

Taxpayer ID THOR00107THORNHILL, TRAVIS L & CHELSEY

6937 SW HOPKINS SWITCH 67042

[Print Friendly Version](#)

Subdivision **Block** **Lot(s)** **Section** **Township** **Range**

Year	Statement #	Line #	Warrant #	Specials Description	Specials Payoff	1st Half Due	2nd Half Due	Total Due*	1st Half Paid	2nd Half Paid
2024	0062667	001	2401981		0.00	38.04	38.04	0.00	Yes	Yes

Click on underlined tax year to see payment detail and where the tax dollars go.

* - Does not include all interest, penalties and fees.

For delinquent tax pay off amount contact Butler County Treasurer 205 W. Central Ave, El Dorado, KS 67042, (316) 322-4210



[Back To Search Results](#)

[Back To Search Criteria](#)

LITTLE SOUTHFORK RANCHES

IN THE

SE 1/4, SE 1/4, SECTION 1-T27S-R4E

CERTIFICATE OF SURVEY
J. L. FARMER, Licensed Professional Engineer of the State of Kansas, do hereby certify that the following described tract of land was surveyed on October 19, 1981, and the accompanying plat was prepared and filed for record in the Office of the County Clerk, Butler County, Kansas, on October 19, 1981, and the same is hereby certified to be correct and true to the best of my knowledge and belief. The Survey was made in accordance with the provisions of the Kansas Surveying Act, Chapter 245, Kansas Statutes Annotated, and the Survey was made in accordance with the provisions of the Kansas Surveying Act, Chapter 245, Kansas Statutes Annotated, and the Survey was made in accordance with the provisions of the Kansas Surveying Act, Chapter 245, Kansas Statutes Annotated.

Date Signed: 10-19-81
J. L. Farmer, Engineer No. 2423

STATE OF KANSAS)
COUNTY OF BUTLER) ss

This is to certify that the foregoing Survey of the land described in the Engineer's Certificate, and that the same is in conformity with the requirements of the Kansas Surveying Act, Chapter 245, Kansas Statutes Annotated, and the Survey was made in accordance with the provisions of the Kansas Surveying Act, Chapter 245, Kansas Statutes Annotated, and the Survey was made in accordance with the provisions of the Kansas Surveying Act, Chapter 245, Kansas Statutes Annotated.

Subscribed and sworn to before me this 19th day of October, 1981.

Notary Public, Kansas

STATE OF KANSAS)
COUNTY OF BUTLER) ss

The foregoing instrument was acknowledged before me this 19th day of October, 1981, by J. L. Farmer, Engineer No. 2423.

My commission expires 10-19-81.

STATE OF KANSAS)
COUNTY OF BUTLER) ss

This plat was prepared by the Butler County Primary Road & Drainage Department, 1981, and was recommended for approval by the Board of County Commissioners.

Don Shultz, Chairman
Butler County, Kansas

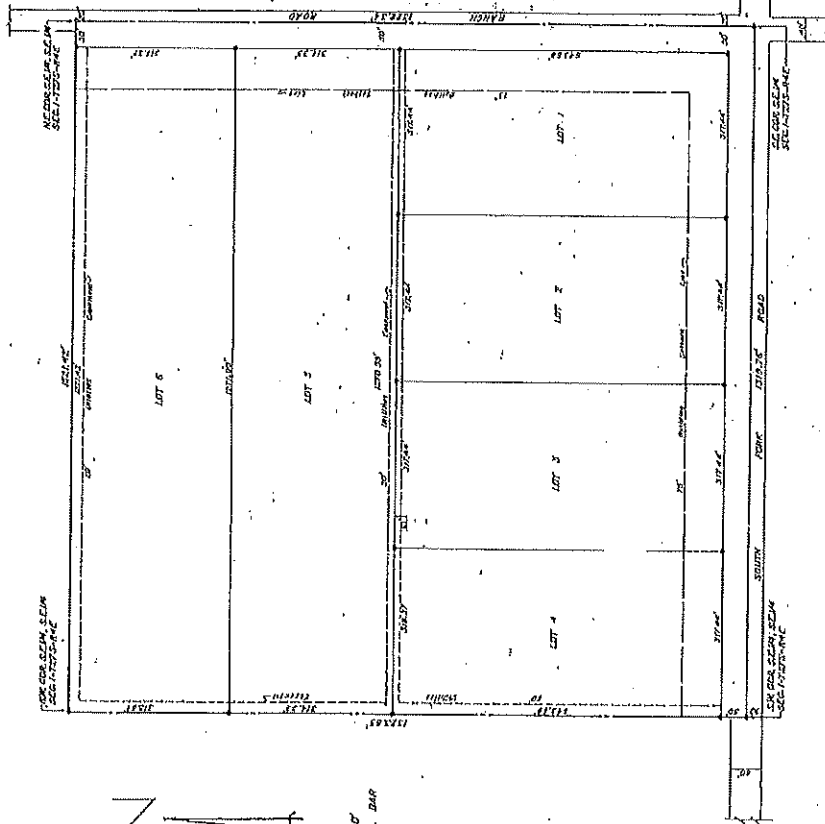
STATE OF KANSAS)
COUNTY OF BUTLER) ss

This plat was prepared and is in conformity with the provisions of the Kansas Surveying Act, Chapter 245, Kansas Statutes Annotated, and the Survey was made in accordance with the provisions of the Kansas Surveying Act, Chapter 245, Kansas Statutes Annotated.

Notary Public, Kansas

Notary Public, Kansas

Notary Public, Kansas



STATE OF KANSAS)
COUNTY OF BUTLER) ss

This is to certify that the foregoing was filed for record in the Office of the County Clerk, Butler County, Kansas, on October 19, 1981, and the same is hereby certified to be correct and true to the best of my knowledge and belief.

Date Signed: 10-19-81

Notary Public, Kansas

Notary Public, Kansas



SCALE: 1" = 100'
6" STEEL BAR
0" PIPE

gt

TCT

5/5/25, 2:23 PM

Landmark Web Official Records Search

PROTECTIVE COVENANTS

BOOK 6442 PAGE 2. (10) 3001

WITNESSETH: The protective covenants hereunder set forth, govern and regulate Lots 1 (One), 2 (Two), 3 (Three), 4 (Four), 5 (Five), and 6 (Six) known as LITTLE SOUTHWEST RANCHES Subdivision located in Southeast Quarter of the Southeast Quarter of Section 1 (One), Township 27 (Twenty-Seven) South, Range 4 (Four) East in Butler County, Kansas.

CONDITIONS AND PURPOSES:

- A. All residential structures shall be single family structures of no less than 1000 square feet of living space on the ground floor. Basement and second story living space shall be considered additional to the ground floor living space herein described.
- B. All residential structures shall be designed to conform to acceptable architectural standards as regulated by the National Building Code. All houses must be built on the site and constructed of quality materials and reflect a quality of craftsmanship equivalent to professional standards.
- C. All residential structures must be completed as viewed from the exterior within one year from the commencement of construction. Said completion includes an acceptable application of driveways and sidewalks compatible with quality standards of construction and design. Well maintained gravel and blacktop drives are permissible; however, garage floors shall be concrete and a concrete apron of a minimum of 24 feet shall be constructed in front of each garage door opening.
- D. Front and side yards shall be mowed frequently enough to maintain a neat appearance. Landscaping with trees and shrubs shall be undertaken to enhance the beauty of yards and buildings.
- E. Stalving of vehicles and machinery of any kind will not be permitted. No inoperable vehicles will be permitted unlicensed except those awaiting immediate repairs. Inoperable vehicles and machinery may be kept on the premises if housed out of view of surrounding landowners and passersby.
- F. Horses and Cattle may be kept on the property insofar as the R.O. zoning requirements of Butler County are met. Other classes of livestock used in 4-H or similar livestock projects will be permitted if fencing and housing of said animals is of a high standard and a nuisance is not created by excessive barnyard sounds and odors.
- G. Drainage shall be designed in such a manner as to not create a nuisance to adjoining property owners. Any barnyard drainage shall be directed to rear areas of the lot on which it originates and shall not be outletted on adjoining property.
- H. Outbuildings shall be built of high quality materials and conform to high standards of design and workmanship. Pole structures are permissible and corrugated metal roofing and siding is permissible if high quality standards of material and construction are maintained.
- I. All fencing shall be built of quality materials and reflect quality workmanship. Maintenance of fences shall be of high standards.
- J. Trash and refuse of any kind shall be hauled to solid waste disposal and a neat appearance of the property and buildings thereon shall be maintained at all times.

IN WITNESS WHEREOF, Cholela C. Hondo, owner of the aforesaid property has signed this instrument to be executed on this 25th day of November 1991.

Cholela C. Hondo

STATE OF KANSAS, COUNTY OF BUTLER BE IT REMEMBERED, that on this 25th day of November, A.D., 1991, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Cholela C. Hondo who is personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

[Signature]
Notary Public

Term expires 6-28, 1992



Shirley H. Butler Clerk
Notary July 20, 1992
A2130 P.M. and 1992
Fee \$40
Exp. \$6.00
[Signature]
Notary Public
BY: Teresa Dawson, Deputy





Seller's Property Disclosure

(To be completed by Seller)

This report supersedes any list appearing in the MLS

Property Address: 6937 SW Hopkins Switch Rd. El Dorado, KS 67042

Seller: Travis L and Chelsey J Thornhill Date of Purchase NA

Message to the Seller: This statement is a disclosure of the condition of the above described Property known by the SELLER on the date that it is signed. It is not a warranty of any kind by the SELLER(S) or any real estate licensees involved in this transaction, and should not be accepted as a substitute for any inspections or warranties the BUYER(S) may wish to obtain. If you know something important about the Property that is not addressed on the Seller's Property Disclosure, add that information to the form. Prospective Buyers may rely on the information you provide.

Instructions: (1) Complete this form yourself. (2) Answer all questions truthfully and as fully as possible. (3) Attach all available supporting documentation. (4) Use explanation lines as necessary. (5) If you do not have the personal knowledge to answer a question, use the comment lines to explain.

By signing below you acknowledge that the failure to disclose known material information about the Property may result in liability.

Message to the Buyer: Although Seller's Property Disclosure is designed to assist the SELLER in disclosing all known material (important) facts about the Property, there are likely facts about the Property that the SELLER does not know. Therefore, it is important that you take an active role in obtaining the information about the Property.

Instructions: (1) Review this form and any attachments carefully. (2) Verify all important information. (3) Ask about any incomplete or inadequate responses. (4) Inquire about any concerns not addressed on the Seller's Property Disclosure. (5) Obtain professional inspections of the Property. (6) Investigate the surrounding area.

THE FOLLOWING ARE REPRESENTATIONS OF THE SELLER(S) AND ARE NOT INDEPENDENTLY VERIFIED BY THE BROKER(S) OR AGENTS(S).

PART I

APPLIANCES						ELECTRICAL					
TRANSFERS TO BUYER		Smart Device	Indicate the condition of the following items by marking the appropriate boxes.	TRANSFERS TO BUYER		Smart Device	Indicate the condition of the following items by marking the appropriate boxes.				
None	Does Not Transfer			Working	Not Working			Don't Know			
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27 WATER/SEWAGE SYSTEMS (See Part II Also)						HEATING & COOLING SYSTEMS							
28 TRANSFERS TO BUYER					Smart Device	Indicate the condition of the following items by marking the appropriate boxes.	TRANSFERS TO BUYER					Smart Device	Indicate the condition of the following items by marking the appropriate boxes.
None	Does Not Transfer	Working	Not Working	Don't Know			None	Does Not Transfer	Working	Not Working	Don't Know		
30	☐	☐	☒	☐	☐	Sewage Systems <i>Lagoon</i>	☐	☐	☒	☐	☐	Cooling System	
31	☐	☐	☒	☐	☐	Sump Pump			☒			Type	
32	☐	☐	☒	☐	☐	Backup Sump Pump/Battery			☒			Age	
33	☐	☐	☒	☐	☐	Plumbing	☐	☐	☒	☐	☐	Heating System	
34						Type			☒			Type	
35	☐	☐	☒	☐	☐	Water Heater (Circle One) <i>Elect</i> Gas			☒			Age	
36						Size & Age <i>2023</i>	☒	☐	☐	☐	☐	Window/Wall Air Conditioning Units	
37	☐	☐	☐	☐	☒	Instant Hot Water	☒	☐	☐	☐	☐	Electronic Air Filter	
38	☒	☐	☐	☐	☐	Water Softener	☒	☐	☐	☐	☐	Humidifier	
39						(Circle One) Own Rent/Lease	☐	☐	☒	☐	☐	Fireplace	
40						Company	☐	☐	☒	☐	☐	Fireplace Insert	
41	☒	☐	☐	☐	☐	Water Purifier/Reverse Osmosis	☐	☐	☒	☐	☐	Wood burning Stove	
42	☒	☐	☐	☐	☐	Underground Sprinkler System						Chimney/Flue - Date Last Cleaned <i>2023</i>	
43						Backflow Device (Circle One) YES NO	☒	☐	☐	☐	☐	Gas Log Lighter	
44						Date Last Tested or Inspected	☒	☐	☐	☐	☐	Whole House Attic Fan	
45	☒	☐	☐	☐	☐	Pool Equipment	☒	☐	☐	☐	☐	Solar Equipment - (Circle One) Own Rent/Lease	
46	☒	☐	☐	☐	☐	Hot Tub/Spa						Company	
47	Comments:						☒	☐	☐	☐	☐	Geothermal	
48							☐	☐	☒	☐	☐	Propane Tank - (Circle One) Own <i>Rent</i> Lease	
49							Company						
50							Comments:						
51	MEDIA												
52	TRANSFERS TO BUYER					Smart Device	Indicate the condition of the following items by marking the appropriate boxes.	SMART DEVICES					
53	None	Does Not Transfer	Working	Not Working	Don't Know			Any additional smart technology devices not covered in this form to transfer with the property, and any additional comments. Please list below:					
54							<i>Nest Controller for Heating & Air</i>						
55													
56							Any Additional Comments For Part I.						
57													
58	☐	☐	☐	☒	☐	Satellite Dish							
59						# of Rcvs/Remotes							
60	☐	☐	☒	☐	☐	Attached Antennas <i>Internet</i>							
61	☐	☐	☐	☐	☒	Cable TV Wiring/Jacks							
62	☐	☐	☒	☐	☐	Attached Television Mount(s)							
63	☒	☐	☐	☐	☐	Projector(s)							
64	☒	☐	☐	☐	☐	Projector Screen(s)							
65	☒	☐	☐	☐	☐	Surround Sound Speakers							
66	☐	☐	☐	☐	☒	Wired for Surround Sound							
67	Comments:												
68													

PART II

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 1 STRUCTURAL FOUNDATION/WALLS
☐	☐	☒	Are any exterior walls covered with Exterior Insulation & Finish System (synthetic stucco)? If YES, are you aware of any adverse conditions? _____
			Indicate all that apply: ☒ Basement ☒ Crawl Space ☐ Slab
☐	☒	☐	Are there any structural engineer's report(s) available? If YES, Date of Report: _____ Copy Attached? (Mark One): ☐ YES ☐ NO To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)
☐	☒	☐	Movement, shifting, deterioration or other problems with walls or foundation?
☐	☐	☒	Cracks or flaws in the walls, floors or foundation?
☐	☒	☐	Problems with driveways, walkways, patios, retaining walls, party walls?
☐	☒	☐	Problems with operation of windows or doors, or broken seals?
☐	☒	☐	Any corrective actions to items in this section? (Example - Piering, bracing, etc.)
☐	☒	☐	Are there any transferable warranties? Date: _____ (If YES, explain below and attach copy.)
☒	☐	☐	Is there insulation in the walls?
☐	☐	☒	Is there insulation in the floors?
Additional Comments:			

YES	NO	DON'T KNOW	SECTION 2 ROOF/INSULATION
	☐	☐	Age: <u>2015 ish</u> Type: <u>architectural shingles</u>
☐	☒	☐	To your knowledge, are there any ☐ PAST ☐ PRESENT roof leaks? (Mark One) <u>None</u> If any, identify details below.
☐	☒	☐	During your ownership, has the roof ever been ☐ REPLACED? ☐ REPAIRED? (Mark One) If YES, Date: _____ (Identify details below.)
☐	☒	☐	Are there any transferable warranties? Date: _____ (If YES, explain below and attach copy.)
☐	☒	☐	Do you know of any problems with chimneys or chases? (If YES, explain below.) *
☐	☒	☐	Do you know of any problems with roof, roof structure or rain gutters? (If YES, explain below.)
☒	☐	☐	Is there insulation in the ceiling/attic?
Additional Comments:			
<u>one gutter needs to be replaced</u> <u>runoff</u>			

YES	NO	DON'T KNOW	SECTION 3 MOLD/MILDEW
According to the EPA, molds are part of the natural environment. Molds reproduce by means of tiny spores that are invisible to the naked eye, and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. Inhaling or touching mold spores may cause allergic reactions in sensitive individuals.			
To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)			
☐	☒	☐	Presence of any mold/mildew in the property?
☒	☐	☐	Any problems created by mold or mildew for occupants of the structure during your ownership?
☒	☐	☐	Have you had any inspections for mold or mildew? If YES, Date: <u>2020</u> (If YES, explain below.)
☐	☒	☐	Have you received any reports pertaining to mold or mildew on or within the structure? (If YES, attach.)
☐	☒	☐	Has the property had any professional mold remediation during your ownership? If YES, Date: <u>2</u>
Additional Comments:			
<u>Fridge leaked into basement. Insurance covered. 2020</u>			



124 Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

125 Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 4 WATER/SEWAGE SYSTEMS		
☐	☒	☐	Is the property connected to City Water?		
☒	☐	☐	Is the property connected to Rural Water? If YES, Transfer Fee: _____ District: _____		
☐	☒	☐	Is the property connected to any private water systems? (Mark all that apply.)		
			☐ Drinking Well	☐ Irrigation Well	☐ Geo-Thermal Well
☐	☐	☐	Working?	Type: _____	Location: _____ Depth: _____
☐	☐	☐	Working?	Type: _____	Location: _____ Depth: _____
☐	☐	☐	Working?	Type: _____	Location: _____ Depth: _____
☐	☐	☐	Has the water in any wells shown test results of contamination? (If YES, explain below.)		
☐	☒	☐	Is the property connected to a public sewer system? If shared lagoon/septic system, explain below.		
☐	☒	☐	Is the property connected to a septic system? Date Last Pumped: _____		
			Tank Size: _____	Location: _____	
			# feet laterals: _____	# Feet Infiltrators: _____	Location: _____
☒	☐	☐	Is the property connected to a lagoon system? Location: <u>SW Corner</u>		
☐	☒	☐	Is the property connected to some other type of waste disposal system? (If YES, explain below.)		
☐	☐	☒	Has the main waste disposal line ever been shaken or scoped?		
☐	☐	☒	To your knowledge, is there any problem relating to the waste disposal system?		
144 Additional Comments:					

YES	NO	DON'T KNOW	SECTION 5 WATER INTRUSION/LEAKS		
146 To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)					
☐	☒	☐	Any water leakage in or around the fireplace or chimney?		
☐	☒	☐	Any water leakage around (If YES, mark all that apply.) ☐ WINDOWS ☐ SKYLIGHTS ☐ DOORS?		
☐	☒	☐	Any leaks occurring in any plumbing, water supply lines, drains, sewer lines, etc.?		
☐	☒	☐	Any leaks caused by appliances?		
☐	☒	☐	Any leaks from any condensation drain lines, humidifier, dehumidifier, etc.?		
☒	☐	☐	Any water leakage into (If YES, mark all that apply.) ☒ BASEMENT ☐ CRAWL SPACE		
☐	☒	☐	Any accumulation of water within the basement/crawl space?		
☒	☐	☐	Sump Pump(s)	Location(s): <u>basement SE corner</u>	
☐	☐	☒	Drain Tiles (If YES, mark all that apply.)	☐ INTERIOR	☐ EXTERIOR
158 Additional Comments:					
159 <u>from fridge leaking</u>					

YES	NO	DON'T KNOW	SECTION 6 PEST, WOOD INFESTATION & DRY ROT		
☐	☒	☐	Do you have any knowledge of the following items on/affecting the property? (Mark all that apply.)		
			☐ WOOD DESTROYING INSECTS	☐ DRY ROT	☐ OTHER WOOD INFESTATION
☐	☐	☒	Any knowledge of any damage to the property caused by the following items? (Mark all that apply.)		
			☐ WOOD DESTROYING INSECTS	☐ DRY ROT	☐ OTHER WOOD INFESTATION
☐	☒	☐	Have there been any repairs of such damage? (If YES, explain below.)		
☐	☒	☐	Is the property currently under a termite warranty or other coverage by a licensed pest control company?		
			Company: _____	Warranty Expiration Date: _____	
☐	☒	☐	Any wood destroying insects control reports in the last 5 years? (If YES, explain below.)		
☐	☒	☐	Any professional wood destroying insects control treatments in the last 5 years? (If YES, explain below.)		
☐	☒	☐	Any pest control reports in the last 5 years? (If YES, explain below.)		
☒	☐	☐	Any professional pest control treatments in the last 5 years? (If YES, explain below.)		
174 Additional Comments:					
175 <u>Terminex comes out every 6 months</u>					

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 7 ENVIRONMENTAL CONDITIONS
☐	☒	☐	Is the property located in a subdivision with a master drainage plan?
☐	☐	☐	If YES, is the property in compliance?
☐	☒	☐	Has the property ever had any drainage problems during your ownership? (If YES, explain below.)
☐	☒	☐	Are there any producing or non-producing gas/oil wells on the property or adjacent property?
☐	☒	☐	Do mineral rights convey to buyer? If NO, please define: _____
			Groundwater contamination has been detected in several areas in the State of Kansas.
☐	☐	☒	Are you aware of groundwater contamination or other environmental concerns?
☐	☒	☐	Any reports or records pertaining to groundwater contamination or other environmental concerns?
☐	☒	☐	Are there any diseased or dead trees and shrubs?
			To your knowledge, are any of the following substances, materials, products on the real property? (YES or NO Only.)
☐	☒	☐	Asbestos
☐	☒	☐	Contaminated soil or water (including drinking water)
☐	☒	☐	Landfill or buried materials
☐	☒	☐	Lead-based paint (If YES, attach disclosure.)
☐	☐	☐	Radon gas in house or well Has a mitigation system been installed? (Mark One) ☐ YES ☐ NO
☐	☒	☐	Methane Gas
☐	☒	☐	Oil sheers in wet areas
☐	☒	☐	Radioactive material
☐	☒	☐	Toxic material disposal (solvents, chemicals, etc.)
☐	☒	☐	Underground fuel or chemical storage tanks
☐	☒	☐	EMFs (Electro Magnetic Fields)
☐	☒	☐	Urea formaldehyde foam insulation (UFFI)
☐	☐	☐	Other: _____
☐	☒	☐	Are you aware if any portion of the property has ever been used for the manufacture of, or storage of, chemicals or equipment used in manufacturing methamphetamine, ecstasy, LSD or any other illegal substances?
☐	☒	☐	To your knowledge, are any of the above conditions present near your property?
Comments:			

YES	NO	DON'T KNOW	SECTION 8 BOUNDARIES/LAND
☐	☐	☒	Have you had a survey of the property? (If YES, attach copy if available.)
☐	☐	☒	Are the boundaries of your property marked in any way?
☒	☐	☐	Is there any fencing on the boundaries of the property? <u>on</u>
☐	☐	☒	Does fencing belong to the property? If YES, which sides? <u>East</u>
☐	☒	☐	Are there any features of the property shared in common with adjoining landowners, such as, walls, fences, roads, driveways? (If YES, explain below.)
☐	☐	☒	Is the property owner responsible for maintenance of any such shared feature(s)?
☐	☒	☐	To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?
☐	☒	☐	To your knowledge, is any portion of the property located in a federally designated flood plain?
☐	☐	☐	Do you currently, or have you ever, paid flood insurance for the property?
☐	☒	☐	To your knowledge, is any portion of the property located in a designated wetlands area?
☐	☐	☒	Do you know of any of the following items that have occurred on the property or in the immediate area? (Mark all that apply.)
			☐ EXPANSIVE SOIL ☐ EARTH MOVEMENT
			☐ FILL DIRT ☐ UPHEAVAL
			☐ SLIDING ☐ EARTH STABILITY PROBLEMS
			☐ SETTLING
Comments:			

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 9
			SPECIAL ASSESSMENTS AND HOMEOWNER'S ASSOCIATION
			The law requires that the Seller disclose the existence of special assessments against a property.
☐	☒	☐	Any current/pending bonds, assessments, or special taxes that apply to property?
☐	☒	☐	The property may be subject to special assessments or is located in an Improvement district?
			(Refer to relevant tax disclosure - Mark One).
			☐ Owner ☐ County ☐ Public Record ☐ Other: _____
☐	☒	☐	Is the property subject to rules or regulations of an active Homeowner's Association?
			Annual Dues? _____ Initiation Fee? _____
			Homeowner's Association contact information: _____
☐	☒	☐	Is the property subject to a right of first refusal?
☐	☒	☐	Is the property subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions?
☐	☒	☐	Any violations of such covenants and restrictions?
Comments:			

YES	NO	DON'T KNOW	SECTION 10
			MISCELLANEOUS
☐	☒	☐	Have any improvements or repairs (including, but not limited to, HVAC, plumbing, electrical, structural additions) been made to the property without obtaining required permits?
☐	☒	☐	Are any local, state, or federal agencies requiring repairs, alterations, or corrections of any existing conditions?
☐	☒	☐	Is the present use of the property a non-conforming use?
☒	☐	☐	Have there been any insurance claims during the seller's ownership?
☒	☐	☐	Were repairs made? If so, explain: <u>Kitchen due to bridge leak</u>
☐	☒	☐	Is there any unrepaired damage due to hail, storm, wind, fire or flood?
☐	☒	☐	Are there any stains, tears, burns, holes, etc., in the property that are not readily visible?
☒	☐	☐	Does a pet(s) reside or has a pet(s) ever resided in or on the property?
☐	☐	☒	Is there any damage due to pets, interior/exterior, including, but not limited to, odors, stains, etc.?
☐	☒	☐	Do all window and door treatments remain? If NO, please list: <u>bedroom curtains</u>
☐	☒	☐	Does any other personal property remain? If YES, please list: _____
☐	☒	☐	Does the property contain any of the following? (Mark all that apply.)
			☐ Swimming Pool ☐ Spa ☐ Hot Tub ☐ Sauna ☐ Water Feature
☐	☐	☐	If YES, are either of the following heated? ☐ Swimming Pool ☐ Spa If yes, type of heat? _____
☐	☐	☐	Are you aware of any past or present problems relating to the swimming pool, spa, hot tub, sauna or water feature?
			Explain: _____
☐	☒	☐	Is the property in a historic, historic, conservation or special review district, that requires any alterations or improvements to the Property, be approved by a board or commission?
☐	☒	☐	Are there any other facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property?
☐	☒	☐	Are there any transferable warranties on the property or any of its components?
Comments:			

Any Additional Comments For Part II:

Authentisign
Authentisign

Rev 12/23

SELLER'S INITIALS: TT at

Pg 6 of 7

BUYER'S INITIALS: _____

#1004

287

SELLER'S ACKNOWLEDGEMENT

288 Seller acknowledges that: the information contained in this disclosure is accurate, true and complete to the best of Seller's
289 knowledge, information and belief; Seller has provided all the information contained in this Seller's Property Disclosure; and that the
290 Broker/Realtor® has not prepared, nor assisted in the preparation of this Disclosure. Seller hereby indemnifies, holds harmless and
291 releases all Brokers/Realtors® involved in the sale of the property from all liability, claims, loss, cost, or damage in connection with
292 the information contained in this Disclosure. Seller hereby authorizes the listing broker to provide copies of this Disclosure to other
293 real estate brokers and agents and prospective buyers of the property.

294 Seller is occupant: ☒ YES ☐ NO

295 Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by Seller.

296 SELLER: Travis L Thornhill 05/07/25 SELLER: [Signature] 05/07/25
297 Date Date

BUYER'S ACKNOWLEDGEMENT AND AGREEMENT

- 299 1. I have personally inspected the property. I have been advised to have the property examined by professional inspectors. Subject
300 to any inspections, I agree to purchase the property in its present condition without representations or guarantees of any kind by
301 the Seller or any REALTORS® concerning the condition or value of the property, except as given above or as stated in my contract
302 with the Seller.
- 303 2. I acknowledge that neither Seller nor any REALTORS® involved in this transaction is an expert at detecting or repairing physical
304 defects in the property.
- 305 3. I acknowledge that I have been informed that Kansas Law requires persons who are convicted of certain sexually violent crimes
306 after April 14, 1994, to register with the sheriff of the county in which they reside. I have been advised that if I desire information
307 regarding those registrants, I may find information on the home page of the Kansas Bureau of Investigation (KBI) at
308 <http://www.kansas.gov/kbi/> or by contacting the local sheriff's office.
- 309 4. I acknowledge that McConnell Air Force Base is located within Sedgwick County and is an operational military Air Force base that
310 is open 24 hours a day and activity at that base may generate noise. The volume, pitch, amount and frequency of noise may be
311 affected by future changes in McConnell Air Force Base activity. I have been informed that if I desire information regarding potential
312 for noise caused by the aircraft operations associated with McConnell Air Force Base and its operations, I may find information by
313 contacting the Metropolitan Area Planning Department.

314 BUYER: _____ BUYER: _____
315 Date Date

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Real Estate Brokerage Relationships

Kansas law requires real estate licensees to provide the following information about brokerage relationships to prospective sellers and buyers at the first practical opportunity. This brochure is provided for informational purposes and does not create an obligation to use the broker's services.

Types of Brokerage Relationships: A real estate licensee may work with a buyer or seller as a seller's agent, buyer's agent or transaction broker. The disclosure of the brokerage relationship between all licensees involved and the seller and buyer must be included in any contract for sale and in any lot reservation agreement.

Seller's Agent: The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent. In order to function as a seller's agent, the broker must enter into a written agreement to represent the seller. Under a seller agency agreement, all licensees at the brokerage are seller's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a seller's agent and the supervising broker of the designated agent functions as a transaction broker.

Buyer's Agent: The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent. In order to function as a buyer's agent, the broker must enter into a written agreement to represent the buyer. Under a buyer agency agreement, all licensees at the brokerage are buyer's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a buyer's agent and the supervising broker of the designated agent functions as a transaction broker.

A **Transaction Broker** is not an agent for either party and does not advocate the interests of either party. A transaction brokerage agreement can be written or verbal.

Duties and Obligations: Agents and transaction brokers have duties and obligations under K.S.A. 58-30,106, 58-30,107, and 58-30,113, and amendments thereto. A summary of those duties are:

An Agent, either seller's agent or buyer's agent, is responsible for performing the following duties:

- promoting the interests of the client with the utmost good faith, loyalty, and fidelity
- protecting the clients confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the client to obtain expert advice
- accounting for all money and property received
- disclosing to the client all adverse material facts actually known by the agent
- disclosing to the other party all adverse material facts actually known by the agent

The transaction broker is responsible for performing the following duties:

- protecting the confidences of both parties
- exercising reasonable skill and care
- presenting all offers in a timely manner
- advising the parties regarding the transaction
- suggesting that the parties obtain expert advice
- accounting for all money and property received
- keeping the parties fully informed
- assisting the parties in closing the transaction
- disclosing to the parties all adverse material facts actually known by the transaction broker

Agents and Transaction Brokers have no duty to:

- conduct an independent inspection of the property for the benefit of any party
- conduct an independent investigation of the buyer's financial condition
- independently verify the accuracy or completeness of statements made by the seller, buyer, or any qualified third party.

General Information: Each real estate office has a supervising broker or branch broker who is responsible for the office and the affiliated licensees assigned to the office. Below are the names of the licensee providing this brochure, the supervising/branch broker, and the real estate company.



Licensee

Mark Sudduth

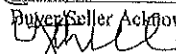
Supervising/branch broker

Sudduth Realty Inc.

Real estate company name approved by the commission

 05/07/25

Authentisign

 05/07/23

Buyer/Seller Acknowledgement (not required)

Approved by the Kansas Real Estate Commission on October 10, 2017

InstanetCRM #2000



CAUTION

CAUTION

CAUTION

FRAUD ALERT

CAUTION

CAUTION

CAUTION

Address: 6937 SW Hopkins Switch Rd
El Dorado KS 67042

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.

tlandcjthornhill@gmail.com

Authorized Email Address

(316) 377-3437

Authorized Phone Number

Travis L Thornhill

Consumer Signature & Date

05/07/25

chelseythornhill@gmail.com

Authorized Email Address

(316) 377-0462

Authorized Phone Number

Cheryl

Consumer Signature & Date

05/07/25

FOR MORE INFORMATION ON WIRE-FRAUD SCAMS OR TO REPORT AN INCIDENT, PLEASE REFER TO THE FOLLOWING LINKS:

Federal Bureau of Investigation: <http://www.fbi.gov>

Internet Crime Complaint Center: <http://www.ic3.gov>

RELEASED 12/24
(REV 11/24)

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#1300
TRANSACTIONS
TransactionDesk Edition



ALTA 2021 COMMITMENT FOR TITLE INSURANCE
Issued By
WFG NATIONAL TITLE INSURANCE COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Acrisure Title of Kansas
Issuing Office: 615 N Main St, El Dorado, KS 67042
ALTA® Registry ID: 1238779
Commitment No.: BU-25-11525-1
Issuing Office File No.: BU-25-11525
Property Address: 6937 SW Hopkins Switch Rd, El Dorado, KS 67042

SCHEDULE A

1. Commitment Date: April 30, 2025 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Owner's Policy (2021)
Proposed Insured: A Buyer to Be Determined
Proposed Amount of Insurance: \$1,000.00
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is:

Fee Simple
4. The Title is, at the Commitment Date, vested in:

Travis L. Thornhill and Chelsey J. Thornhill
5. The Land is described as follows:

Lot 1, Little Southfork Ranches, a subdivision in the Southeast Quarter of the Southeast Quarter of Section 1, Township 27 South, Range 4 East of the 6th P.M., in Butler County, Kansas.

Issued By:

Authorized Signatory

This page is only a part of an ALTA® Commitment for Title Insurance issued by WFG National Title Insurance Company, a Oregon company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



ALTA 2021 COMMITMENT FOR TITLE INSURANCE

Issued By

WFG NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B, PART I

REQUIREMENTS

All of the following Requirements must be met:

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.
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 an Owner's Affidavit and Certification.
6. RECORD A Warranty Deed from Travis L. Thornhill and Chelsey J. Thornhill to A Buyer to Be Determined, along with the Kansas Real Estate Validation Questionnaire fully completed and signed to accompany the Deed.
7. RECORD a Release from Mortgage Electronic Registration Systems, Inc. solely as nominee for Churchill Mortgage Corporation of a mortgage by Travis L. Thornhill and Chelsey J. Thornhill, dated January 25, 2021, recorded February 9, 2021, in [Book 2021, Page 1463](#), securing the sum of \$246,715.00 and interest thereon. MIN #1002704-8000265743-0.
8. The Company requires a copy of the fully executed sales contract setting forth the names of all parties and the sales price of the subject property and this commitment must be updated to show any additional exceptions and/or requirements prior to closing.
9. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured. Amount of Insurance, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

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SCHEDULE B, PART I

(Continued)

Tax ID: [145-15120](#)

Taxes for: 2024

General Tax: \$5,297.06

Special Assessments: \$0.00

Total: \$5,297.06

2024 taxes are paid.

TITLE CHAIN: FOR INFORMATION WE NOTE THE FOLLOWING DEED(S) APPEARING ON THE RECORD:

Warranty Deed from Laura E. Dey, a single person to Travis L. Thornhill and Chelsey J. Thornhill, dated July 3, 2017, recorded July 10, 2017, in [Book 2017, Page 5524](#).

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ALTA 2021 COMMITMENT FOR TITLE INSURANCE
Issued By
WFG NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B, PART II

EXCEPTIONS

SOME HISTORICAL LAND RECORDS CONTAIN DISCRIMINATORY COVENANTS THAT ARE ILLEGAL AND UNENFORCEABLE BY LAW. THIS COMMITMENT AND THE POLICY TREAT ANY DISCRIMINATORY COVENANT IN A DOCUMENT REFERENCED IN SCHEDULE B AS IF EACH DISCRIMINATORY COVENANT IS REDACTED, REPUDIATED, REMOVED, AND NOT REPUBLISHED OR RECIRCULATED. ONLY THE REMAINING PROVISIONS OF THE DOCUMENT WILL BE EXCEPTED FROM COVERAGE.

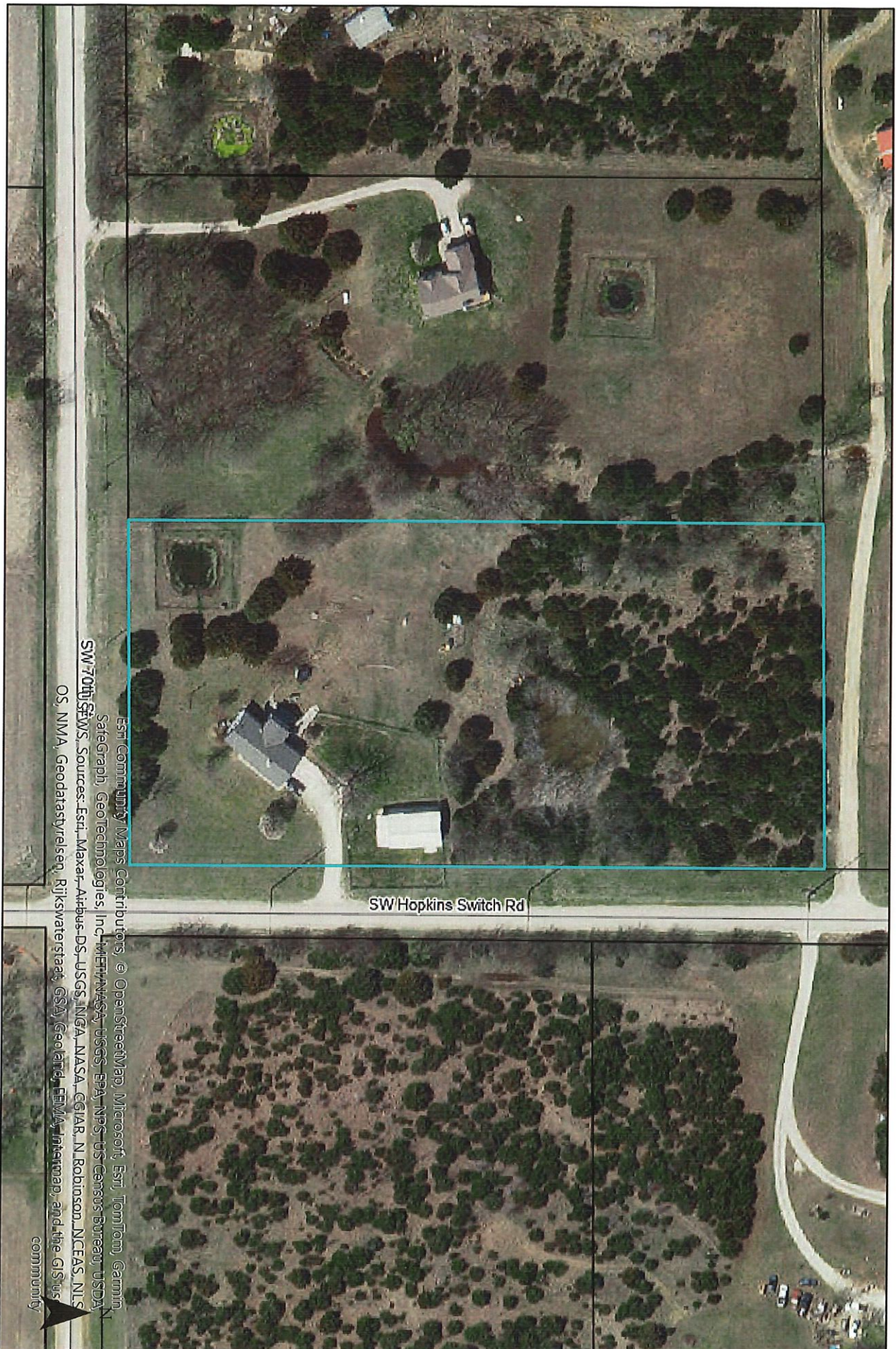
The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

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 or mortgage therein covered by this Commitment.
2. Any rights, interests or claims of parties in possession not shown by the public records.
3. Any lien, or right to a lien, for services, labor, materials or equipment in connection with improvements, repairs or renovations provided before, on, or after Date of Policy and not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, conflict in boundary line(s), shortage in area, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey and/or physical Inspection of the land. The term "encroachment" includes encroachments of existing improvements located on the land onto adjoining land, and encroachments on the land of existing improvements located on adjoining land.
5. Easements or claims of easements not shown by the public records.
6. General and special taxes for the year 2025 and subsequent years.
7. Easements, restrictions, reservations, building set-back lines, notes and access limitations which are shown on the recorded plat of [Little Southfork Ranches](#).
8. Protective Covenants dated November 25, 1991, recorded July 20, 1992, in [Book 640, Page 2](#).
9. Rights of Tenants now in possession of the Land by either month-to-month or under written leases.

NOTE: This exception may be removed upon receipt of the signed seller(s) affidavit stating there are no tenants in possession of this property.

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Thornhill



- Parcel Data, BldgLL, Condo

Primary Frontal Dunes

Flood Hazard Zones

Zone Type

1% Annual Chance Flood Hazard

Regulatory Floodway

Special Floodway

Area of Undetermined Flood Hazard

0.2% Annual Chance Flood Hazard

Future Conditions 1% Annual Chance Flood Hazard

Area with Reduced Risk Due to Levee

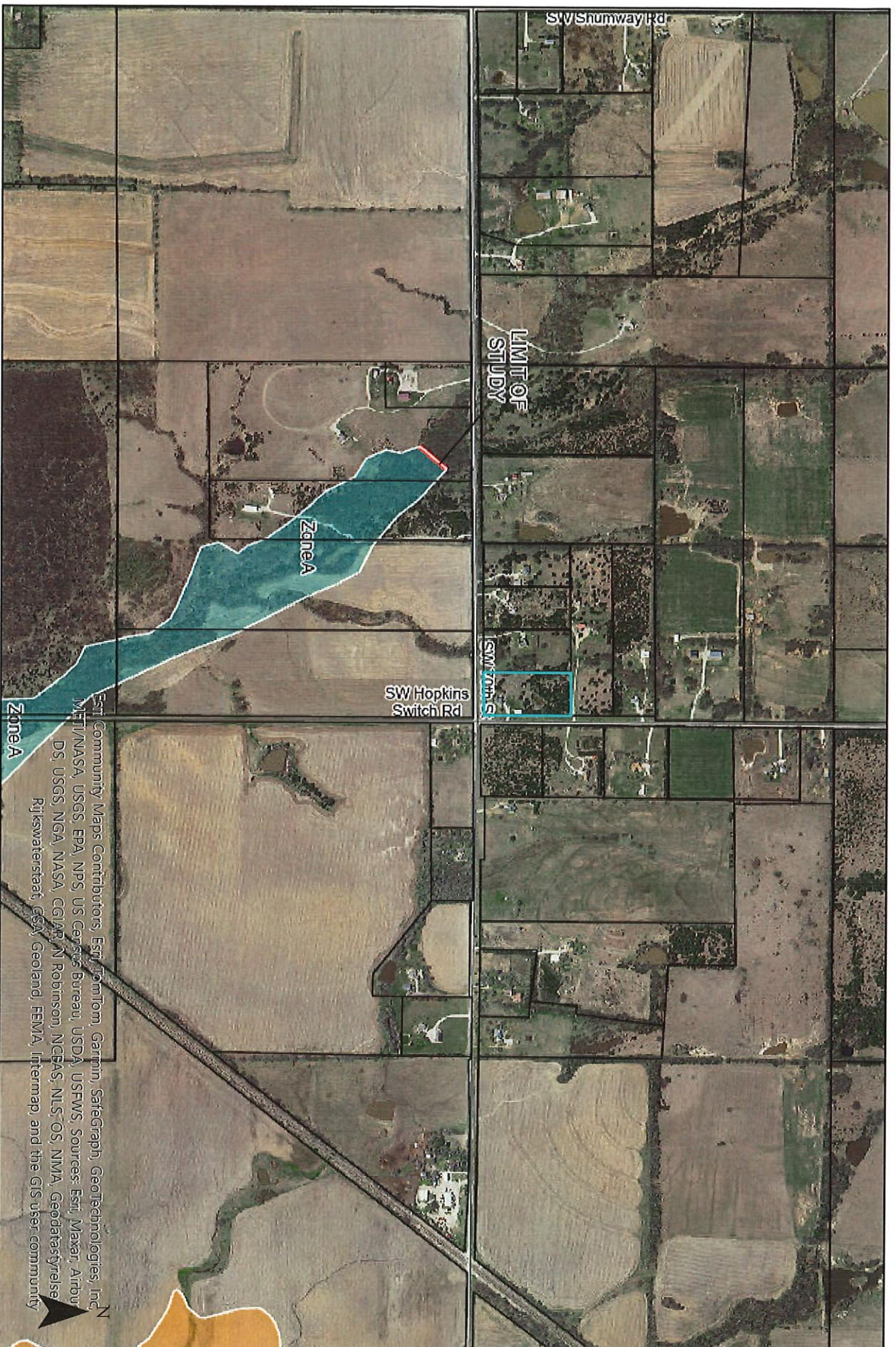
Flood Hazard

Line Type

Area with Risk

Limit Lines
- This map is intended for informational purposes only. It should not be used in lieu of a survey to determine property boundaries.

No Flood Plain



Parcel_Data_BldgLL_Confido
Primary Frontal Dunes

Flood Hazard Zones

Zone Type

1% Annual Chance Flood Hazard
Regulatory Floodway

Special Floodway
Area of Undetermined Flood Hazard
0.2% Annual Chance Flood Hazard
Future Conditions 1% Annual Chance Flood Hazard
Area with Reduced Risk Due to Levee

Flood Hazard

Line Type

Limit Lines

This map is intended for informational purposes only. It should not be used in lieu of a survey to determine property boundaries.