



Reserve Real Estate Auction
Terms and Conditions

AUCTION ADDRESS 8500 W Blanchard Ave, Hutchinson, Ks 67501 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
Merl Kent Trustee

10/17/25

Seller Date

Buyer Date

Authentisign
Tacie Boxer

10/17/25

Seller Date

Buyer Date



Property Address: 8500 W Blanchard Dr Hutchinson.

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) ☒ 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) ☒ 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) ☒ 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>Merl Kent Trustee</u> 10/17/25 Authentisign Seller Date	<u>Tacie Boner</u> 10/17/25 Authentisign Seller Date
<u>Mark Sudduth</u> 10/17/25 Authentisign Purchaser Date	<u>Mark Sudduth</u> 10/17/25 Authentisign Agent Date

DESCRIPTION

PARCEL 1:

A portion of the South Half of the Southeast Quarter of Section 23, Township 23 South, Range 7 West of the 6th Principal Meridian, Reno County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on September 23, 2025 as follows:

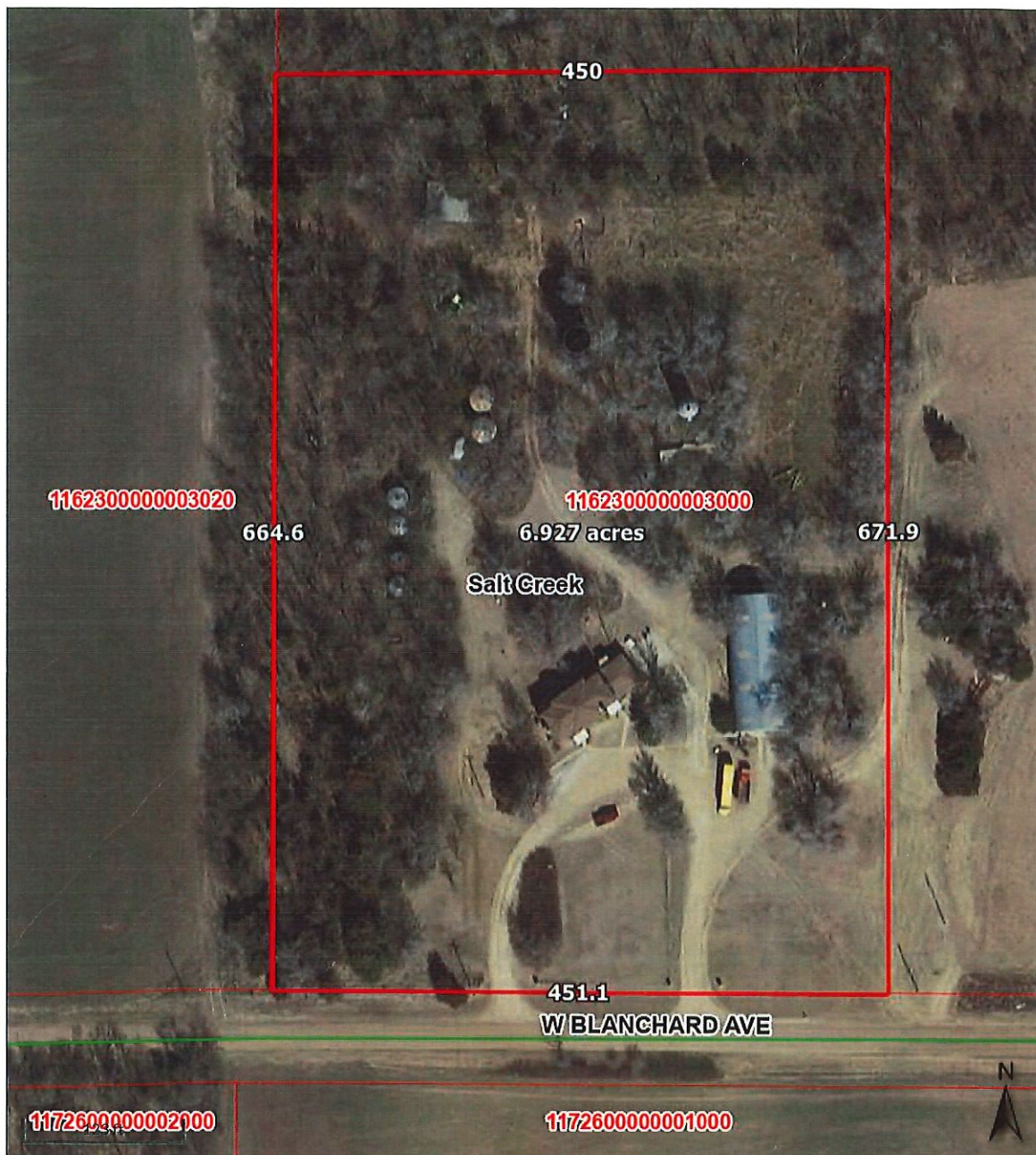
Beginning at the Southeast corner of the Southeast Quarter of Section 23, Township 23 South, Range 7 West of the 6th Principal Meridian; Thence with a bearing of North 89°34'01" West (basis of bearing is NAD 83 Kansas South Zone) along the South line of said Southeast Quarter a distance of 2,239.67 feet to a point on the South line of said Southeast Quarter that is 525.00 feet East of the Southwest corner of said Southeast Quarter; Thence North 00°11'30" East parallel with the West line of said Southeast Quarter a distance of 745.00 feet; Thence North 89°34'01" West parallel with the South line of said Southeast Quarter a distance of 525.00 feet to a point on the West line of said Southeast Quarter that is 745.00 feet North of the Southwest corner of said Southeast Quarter; Thence North 00°11'30" East along the West line of said Southeast Quarter a distance of 565.34 feet to the Northwest corner of the South Half of said Southeast Quarter; Thence North 89°57'14" East along the North line of the South Half of said Southeast Quarter a distance of 2,749.25 feet to the Northeast corner of the South Half of said Southeast Quarter; Thence South 00°28'16" East along the East line of said Southeast Quarter a distance of 1,333.48 feet to the point of beginning, containing **74.683 Acres**, and subject to road right-of-way easements across the South 30.00 feet and East 20.00 feet thereof and any other easements and restrictions of record.

PARCEL 2:

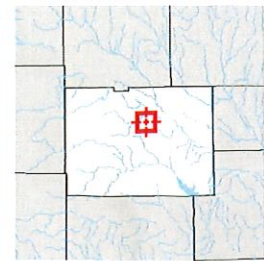
A portion of the South Half of the Southeast Quarter of Section 23, Township 23 South, Range 7 West of the 6th Principal Meridian, Reno County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on September 23, 2025 as follows:

Beginning at the Southwest corner of the Southeast Quarter of Section 23, Township 23 South, Range 7 West of the 6th Principal Meridian; Thence with a bearing of North 00°11'30" East (basis of bearing is NAD 83 Kansas South Zone) along the West line of said Southeast Quarter a distance of 745.00 feet; Thence South 89°34'01" East parallel with the South line of said Southeast Quarter a distance of 525.00 feet; Thence South 00°11'30" West parallel with the West line of said Southeast Quarter a distance of 745.00 feet to the South line of said Southeast Quarter; Thence North 89°34'01" West along the South line of said Southeast Quarter a distance of 525.00 feet to the point of beginning, containing **8.979 Acres**, and subject to a road right-of-way easement across the South 30.00 feet thereof and any other easements and restrictions of record.

Dated: October 14, 2025
Proj. No. G2025-808



Overview



Legend

- Parcel Numbers
-  Parcels
-  Townships
-  Road Centerline
-  Reno County Boundary

Date created: 7/31/2025
Last Data Uploaded: 7/30/2025 9:28:29 PM

Developed by  **SCHNEIDER**
GEOSPATIAL

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
Westcor Land Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, WESTCOR LAND TITLE INSURANCE COMPANY, a Colorado Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

WESTCOR LAND TITLE INSURANCE COMPANY



By: Mary O'Donnell
President
Attest: [Signature]
Secretary

Issuing Agent: Security 1st Title, LLC



Security 1st Title

Reno County Title Department
(620) 669-8289
hutchinson@security1st.com

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Westcor Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions

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Transaction Identification Data for reference only:

Issuing Agent:	Security 1st Title, LLC	Buyer:	A Legal Entity; To Be Determined
Issuing Office:	1001 N. Main Street Hutchinson, KS 67501	Title Contact:	Reno County Title Department (620) 669-8289 hutchinson@security1st.com
ALTA Universal ID:	1100300		
Loan ID Number:			
Commitment No.:	<u>rctd3150399-3</u>		
Property Address:	8500 <u>W.</u> Blanchard Ave, Hutchinson, KS <u>67501</u>		

SCHEDULE A**1. Commitment Date:**11/14/2025 at 07:00 AM**2. Policy to be issued:**ALTA Homeowner's Policy 07-01-2021
Proposed Insured: A Legal Entity; To Be Determined
The estate or interest to be insured: Fee Simple

TBD

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:Merl D. Kent and Torie J. Boucos, and their successor trustees, as Trustees
of the Lonnie R. Kent and Nella L. Kent Trust dated October 3, 2025; SUBJECT TO REQUIREMENTS**5. The Land is described as follows:**

Property description set forth in Exhibit A attached hereto and made a part hereof.

Security 1st Title

By: 

David Armagost, President

Commitment No.: rcld3150399-3**Exhibit A**

A portion of the South Half of the Southeast Quarter of Section 23, Township 23 South, Range 7 West of the 6th Principal Meridian, Reno County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on September 23, 2025 as follows: Beginning at the Southwest corner of the Southeast Quarter of Section 23, Township 23 South, Range 7 West of the 6th Principal Meridian; Thence with a bearing of North 00°11'30" East (basis of bearing is NAD 83 Kansas South Zone) along the West line of said Southeast Quarter a distance of 745.00 feet; Thence South 89°34'01" East parallel with the South line of said Southeast Quarter a distance of 525.00 feet; Thence South 00°11'30" West parallel with the West line of said Southeast Quarter a distance of 745.00 feet to the South line of said Southeast Quarter; Thence North 89°34'01" West along the South line of said Southeast Quarter a distance of 525.00 feet to the point of beginning.

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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, and recorded in the Public Records.
5. We require all general taxes and special assessments for the current year, and all previous years, to be paid in full or as otherwise agreed to by the parties. County tax information is hyperlinked on the Cover Page of this Commitment. General taxes and special assessments for the Land are currently taxed as follows, subject to interest and penalties:

Tax Year: 2024

Full Amount: \$5,973.48, Paid

Tax Parcel Number: 08039

NOTE: The tax assessment covers more land than is the subject of this transaction.

NOTE: The real estate taxes for the year 2025 became due and payable on November 1, 2025. The amount is not available at this time.

6. Our search of the public records does not disclose a mortgage/deed of trust on the property. We must be advised if you have any knowledge of an unreleased mortgage/deed of trust, recorded or unrecorded. The Company reserves the right to make such further requirements as it deems necessary.
7. The Trustee's Deed, executed February 14, 2020 by Nancy Jo Kent, as Trustee of the Nancy Jo Kent Revocable Trust dated October 11, 1999, as amended and restated, GRANTOR, to Lonnie R. Kent, GRANTEE, and recorded October 6, 2025 as Document No. 2025005855, was not the correct instrument to transfer title as the GRANTOR was in title to an undivided one-half (1/2) interest as an individual. We require:

File a Correction Warranty Deed from Nancy Jo Kent, stating marital status and joined by spouse, if any, to Lonnie R. Kent.
8. File a Trustee's Deed from the current acting Trustee(s) of the Lonnie R. Kent and Nella L. Kent Trust dated October 3, 2025, to A Legal Entity; To Be Determined.

NOTE: Said instrument must make reference to the terms and provisions of the Trust Agreement; be made pursuant to the powers conferred by said Agreement; state that the Trust Agreement remains in full force and effect at this time and that the same has not been amended or revoked, and finally, recite the full consideration being received.

The application for title insurance does not give the name of the prospective purchaser. We reserve the right to make any additional requirements we deem necessary when such name is ascertained.

9. Provide this company with a properly completed and executed Owner's Affidavit.
10. 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, acceptable to the Company. As provided in the Conditions, 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 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. 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 at Date of Policy.
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 2026, and subsequent years, none now due and payable.**
NOTE: We reserve the right to amend the above exception if any taxes remain due and payable, but not delinquent, for the current tax year.
8. The definition of land as described in the policy does not include any manufactured home or mobile home located on the insured premises, unless the personal title to the same has been cancelled by the Kansas Department of Motor Vehicles and filed with the RENO County Register of Deeds.
9. Subject to existing road, street or highway rights of way.
10. Easement granted to MAPCO, inc. as set forth in Grant of Easement recorded October 23, 1973 in Book 156, Page 133.
11. "In the Matter of the Proposed Extension of the Boundaries of Equus Beds Groundwater Management District No. 2", recorded January 4, 1989 in Book 219 at Page 147 of the Reno County Record.
12. Any interest outstanding of record in and to all the oil, gas and other minerals in and under and that may be produced from said premises, together with all rights incident to or growing out of said outstanding minerals, including but not limited to outstanding oil and gas leases and easements.
13. 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.

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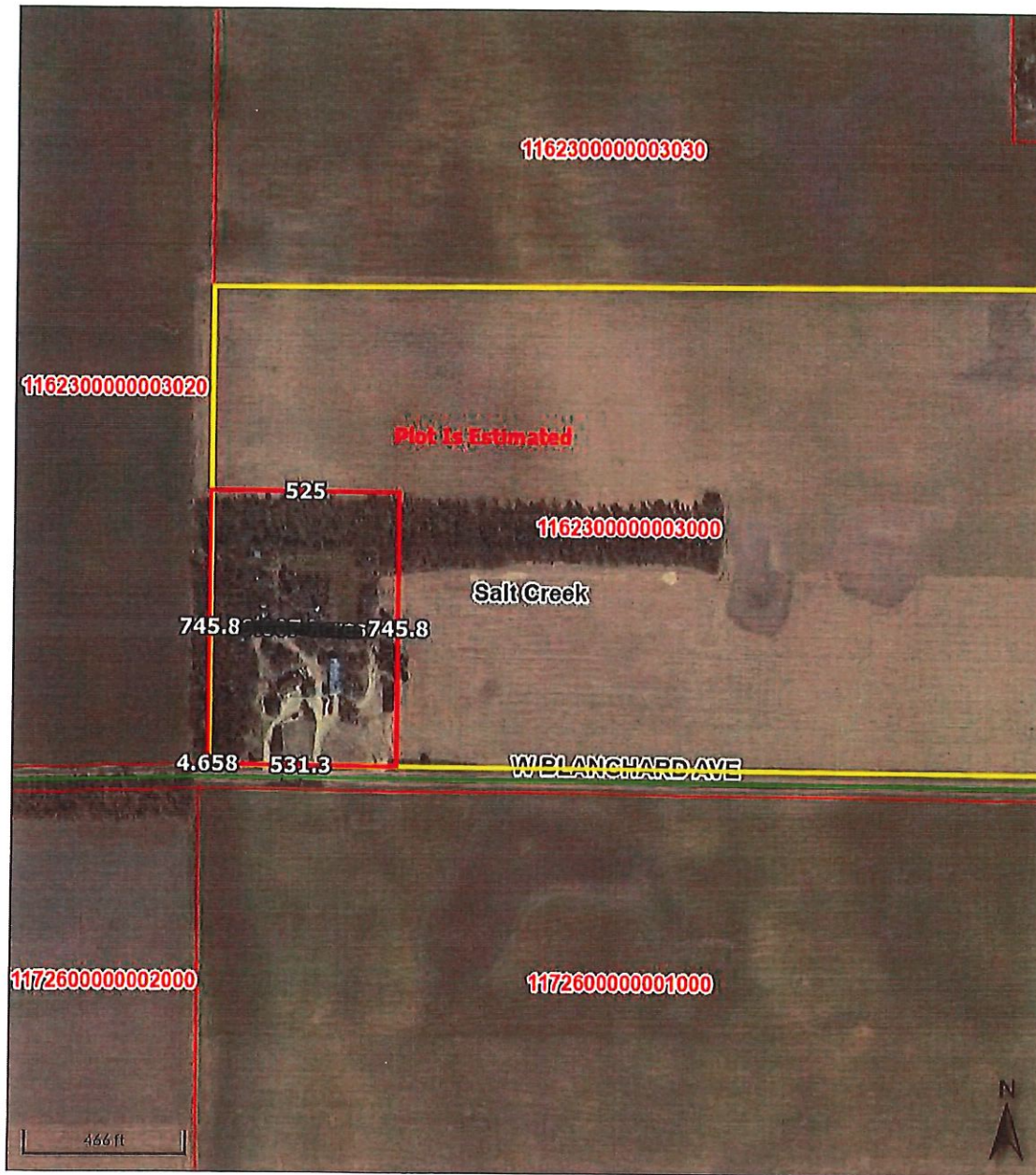
14. The actual value of the estate or interest to be insured must be disclosed to the Company, and subject to approval by the Company, entered as the amount of the policy to be issued. It is agreed that, as between the Company, the applicant for this commitment, and every person relying on this commitment, the amount of the requested policy will be assumed to be \$1,000.00, and the total liability of the Company on account of this commitment shall not exceed that amount, until such time as the actual amount of the policy to be issued shall have been agreed upon and entered as aforesaid, and the Company's applicable insurance premium charge for same shall have been paid.

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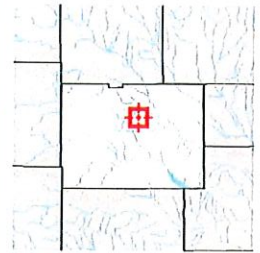
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Overview



Legend

- Parcel Numbers
- Parcels
- Townships
- Road Centerline
- Reno County Boundary

Date created: 10/14/2025
Last Data Uploaded: 10/13/2025 9:02:00 PM

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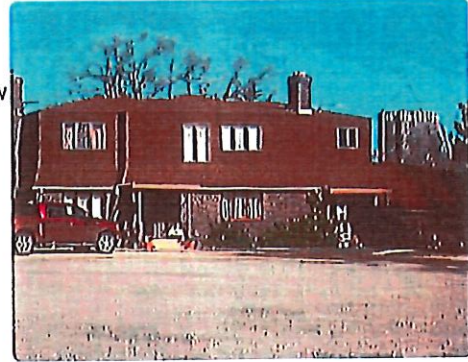
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Beacon - Reno County, KS - Report: 1162300000003000

Reno County, KS

Summary

Parcel ID 1162300000003000
 Quick Ref ID R9175
 Property Address 8500 W BLANCHARD AVE
 HUTCHINSON, KS 67501
 Brief Tax Description SALT CREEK TOWNSHIP, S23, T23, R07W, ACRES 80.0, S1/2 SE/4 LESS RD ROW
 (Note: Not to be used on legal documents)
 Taxing Unit Group 117
 Lot Size (SF) N/A
 Acreage 80.00
 Property Class Farm Homestead
 Zoning N/A
 Lot Block Subdivision --- SALT CREEK TOWNSHIP
 S-T-R 23-23-07W
 Deed Book & Page 2025 - 5069; 2025 - 5055(SPLIT);
 Neighborhood 075.1



Owner

Primary Owner
Kent, Lonnie R & Kent, Nancy Jo Rev Trust
 8500 W Blanchard Ave
 Hutchinson, KS 67501

Market Land Info

Method	Type	AC/SF	Class
Acres	Primary Site - 1	5.16	

Ag Acreage

Details:								Summary:	
Ag Type	Ag Acres	Ag Soil	Non-Irrigated Base Rate	Non-Irrigated Adjusted Rate	Irrigated Base Rate	Irrigated Adjusted Rate	Total Value	Dry Land Acres	75.72
DR	5.07	5870	10	10	0	0	50	Irrigated Acres	
DR	20.70	5086	313	313	0	0	9010	Native Grass Acres	
DR	19.02	5901	275	275	0	0	5230	Tame Grass Acres	
DR	11.59	5944	228	228	0	0	2640	Total Ag Acres	75.72
DR	5.70	5970	236	236	0	0	1360	Total Ag Value	10340.00
DR	5.48	WST	10	10	0	0	50		

Residential Information

Res Type Single-Family Residence
 Quality AV
 Physical Condition AV-
 Year Built 1978
 Eff Year 0
 MS Style Two Story
 LBCS Struct Detached SFR unit
 No. of Units 0
 Total Living Area 3012
 Upper Floor Living Area% 100
 Main Floor Living Area 1506
 CDU 09 - AV
 Remodel
 Arch Style Conventional
 Bsmt Type Full - 4
 Total Rooms 8
 Bedrooms 5
 Family Rooms 0
 Full Baths 2
 Half Baths 1
 Foundation Concrete - 2

Authentisign

Merl Kent Trustee

10/17/25

Authentisign

Torie Boxer

10/17/25

Dwelling Components Code	Units	Pct	Quality	Year
Frame, Plywood or Hardboard	0	50		
Veneer, Brick	0	50		
Composition Shingle	0	100		

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Beacon - Reno County, KS - Report: 116230000003000

Code	Units	Pct	Quality	Year
Heat Pump	0	100		
Automatic Floor Cover Allowance	0			
Plumbing Fixtures	11			
Plumbing Rough-Ins	1			
Raised Subfloor	3012			
Single 2-Story Fireplace	1			
Attached Garage	528			
Garage Finish, Attached	528			
Total Basement Area	1506			
Minimal Finish Area	760			
Open Slab Porch	465			
Slab Porch with Roof	84		1.15	
Raised Slab Porch with Roof	48			
Double 2-Story Fireplace	1			

Other Buildings

Occupancy	MSCIs	Rank	Qty	Year Built	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Class	Value
Site Improvements	S	2.00	1	1950	10	44	8	8 X 14	1	0	0	A	0
Site Improvements	S	2.00	1	1950	10	50	8	11 X 14	1	0	0	A	0
Site Improvements	S	2.00	1	1950	10	48	8	10 X 14	1	0	0	A	0
Site Improvements	S	2.00	1	1950	10	60	8	17 X 14	1	0	0	A	0
Farm Utility Arch-rib, Quon.	S	2.00	1	1965	4,200	284	21	100 X 42	1	2	3	A	12,230

Other Building Components

Code	Units	Pct	Size	Rank	Year
0501-Steel Bin, without Drying, 1-14 ft.dia., 11 ft. hg	1	0	0		0
0504-Steel Bin, Concrete Slab Floor, 1-14 ft. diameter	1	0	0		0
0501-Steel Bin, without Drying, 1-14 ft.dia., 11 ft. hg	1	0	0		0
0504-Steel Bin, Concrete Slab Floor, 1-14 ft. diameter	1	0	0		0
0501-Steel Bin, without Drying, 1-14 ft.dia., 11 ft. hg	1	0	0		0
0504-Steel Bin, Concrete Slab Floor, 1-14 ft. diameter	1	0	0		0
0503-Steel Bin, without Drying, 1-14 ft.dia., 18 ft. hg	2	0	0		0
0504-Steel Bin, Concrete Slab Floor, 1-14 ft. diameter	2	0	0		0

Valuation

2025 Appraised Value				2024 Appraised Value			
Class	Land	Building	Total	Class	Land	Building	Total
A	\$10,340	\$12,120	\$30,460	A	\$19,670	\$12,430	\$32,100
F	\$14,240	\$292,710	\$306,950	F	\$13,740	\$287,550	\$301,290
Total	\$32,580	\$304,830	\$337,410	Total	\$33,410	\$299,980	\$333,390

Historical Valuations

2023 Appraised Value				2022 Appraised Value			
Class	Land	Building	Total	Class	Land	Building	Total
A	\$22,100	\$11,490	\$33,590	A	\$23,500	\$9,310	\$32,810
F	\$11,740	\$261,290	\$273,030	F	\$11,740	\$224,690	\$236,430
Total	\$33,840	\$272,780	\$306,620	Total	\$35,240	\$234,000	\$269,240

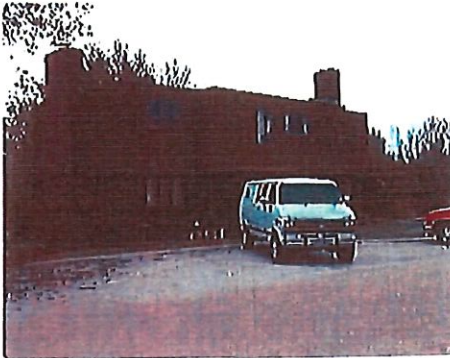
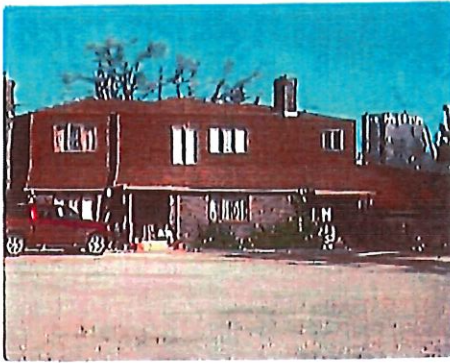
Photos

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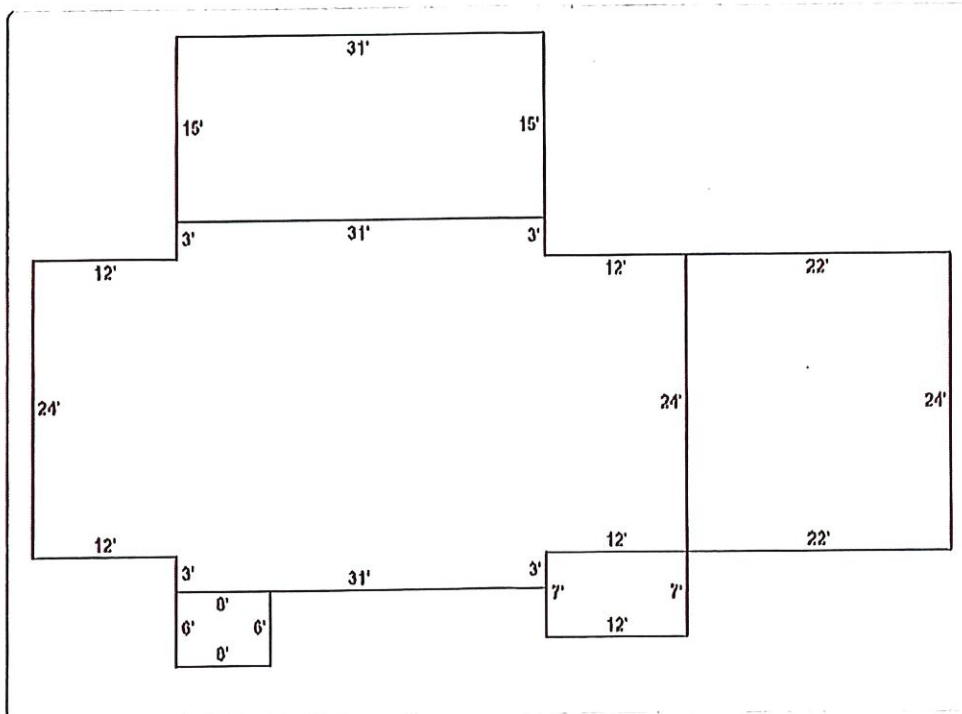
Authentisign
Torie Bowen 10/17/25

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Beacon - Reno County, KS - Report: 1162300000003000



Sketches



No data available for the following modules: Mobile Home Information, Commercial Information, Building Permits, Historical Valuations (Con't).

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10/17/25

Authentisign
Torie Boxer

10/17/25

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Beacon - Reno County, KS - Report: 1162300000003000

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Beacon - Reno County, KS - Tax Report: 1162300000003000

Reno County, KS

Summary

Tax ID KENT00026
 Tax Year 2024
 Name KENT, LONNIE R
 Property Address 8500 W BLANCHARD
 Sec-Twp-Rng 23--2-07
 Description
 Parcel ID/Cama 1162300000003000
 Parcel Classes RL
 Tax Unit 117

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 Merl Kent Trustee

10/17/25

Authentisign
 Toni Boxer

10/17/25

Tax History

Tax Year	Assessed Valuation	Mll Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	Delq
2024	\$0	0.000	\$0.00	\$0.00	\$4.04	\$4.04	N
2024	\$0	0.000	\$0.00	\$0.00	\$5,873.44	\$5,873.44	N
2024	\$0	0.000	\$0.00	\$765,600.00	\$96.00	\$96.00	N
2023	\$0	0.000	\$0.00	\$0.00	\$4.04	\$4.04	N
2023	\$0	0.000	\$0.00	\$0.00	\$5,436.30	\$5,436.30	N
2023	\$0	0.000	\$0.00	\$765,696.00	\$96.00	\$96.00	N
2022	\$0	0.000	\$0.00	\$0.00	\$4.04	\$4.04	N
2022	\$0	0.000	\$0.00	\$0.00	\$4,885.06	\$4,885.06	N
2022	\$0	0.000	\$0.00	\$765,792.00	\$96.00	\$96.00	N
2021	\$0	0.000	\$0.00	\$0.00	\$4.04	\$4.04	N
2021	\$0	0.000	\$0.00	\$0.00	\$4,719.14	\$4,719.14	N
2021	\$0	0.000	\$0.00	\$765,888.00	\$96.00	\$96.00	N
2020	\$0	0.000	\$0.00	\$0.00	\$4.04	\$4.04	N
2020	\$0	0.000	\$0.00	\$0.00	\$4,790.86	\$4,790.86	N
2020	\$0	0.000	\$0.00	\$765,984.00	\$96.00	\$96.00	N
2019	\$0	0.000	\$0.00	\$0.00	\$4.04	\$4.04	N
2019	\$0	0.000	\$0.00	\$0.00	\$4,689.62	\$4,689.62	N
2019	\$0	0.000	\$0.00	\$766,080.00	\$96.00	\$96.00	N
2018	\$0	0.000	\$0.00	\$0.00	\$4.04	\$4.04	N
2018	\$0	0.000	\$0.00	\$0.00	\$4,818.32	\$4,818.32	N
2018	\$0	0.000	\$0.00	\$734,252.00	\$92.00	\$92.00	N
2017	\$0	0.000	\$0.00	\$0.00	\$4.04	\$4.04	N
2017	\$0	0.000	\$0.00	\$0.00	\$4,647.54	\$4,647.54	N
2017	\$0	0.000	\$0.00	\$686,452.00	\$86.00	\$86.00	N
2016	\$0	0.000	\$0.00	\$0.00	\$4.04	\$4.04	N
2016	\$0	0.000	\$0.00	\$0.00	\$4,336.38	\$4,336.38	N
2016	\$0	0.000	\$0.00	\$720.00	\$80.00	\$80.00	N
2015	\$0	0.000	\$0.00	\$0.00	\$4.05	\$4.05	N
2015	\$0	0.000	\$0.00	\$0.00	\$3,996.12	\$3,996.12	N
2015	\$0	0.000	\$0.00	\$707.50	\$70.75	\$70.75	N
2014	\$0	0.000	\$0.00	\$0.00	\$4.05	\$4.05	N
2014	\$0	0.000	\$0.00	\$0.00	\$3,738.44	\$3,738.44	N
2014	\$0	0.000	\$0.00	\$770.00	\$70.00	\$70.00	N
2013	\$0	0.000	\$0.00	\$0.00	\$4.05	\$4.05	N
2013	\$0	0.000	\$0.00	\$0.00	\$3,558.88	\$3,558.88	N
2013	\$0	0.000	\$0.00	\$804.00	\$67.00	\$67.00	N
2012	\$0	0.000	\$0.00	\$0.00	\$4.05	\$4.05	N
2012	\$0	0.000	\$0.00	\$0.00	\$3,490.04	\$3,490.04	N
2012	\$0	0.000	\$0.00	\$871.00	\$67.00	\$67.00	N
2011	\$0	0.000	\$0.00	\$0.00	\$4.05	\$4.05	N
2011	\$0	0.000	\$0.00	\$0.00	\$3,481.10	\$3,481.10	N
2011	\$0	0.000	\$0.00	\$910.00	\$65.00	\$65.00	N
2010	\$0	0.000	\$0.00	\$0.00	\$4.05	\$4.05	N
2010	\$0	0.000	\$0.00	\$0.00	\$3,552.48	\$3,552.48	N
2010	\$0	0.000	\$0.00	\$937.50	\$62.50	\$62.50	N
2009	\$0	0.000	\$0.00	\$0.00	\$3,452.31	\$3,452.31	N
2009	\$0	0.000	\$0.00	\$2.03	\$4.05	\$4.05	N
2009	\$0	0.000	\$0.00	\$31.25	\$62.50	\$62.50	N
2008	\$0	0.000	\$0.00	\$0.00	\$3,420.99	\$3,420.99	N
2008	\$0	0.000	\$0.00	\$2.02	\$4.05	\$4.05	N

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Beacon - Reno County, KS - Tax Report: 116230000003000

Tax Year	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	Delq
2000	\$0	0.000	\$0.00	\$31.25	\$62.50	\$62.50	N
2007	\$0	0.000	\$0.00	\$0.00	\$3,290.15	\$3,290.15	N
2007	\$0	0.000	\$0.00	\$2.02	\$4.05	\$4.05	N
2007	\$0	0.000	\$0.00	\$31.25	\$62.50	\$62.50	N
2006	\$0	0.000	\$0.00	\$0.00	\$3,254.51	\$3,254.51	N
2006	\$0	0.000	\$0.00	\$2.02	\$4.05	\$4.05	N
2006	\$0	0.000	\$0.00	\$31.25	\$62.50	\$62.50	N
2005	\$0	0.000	\$0.00	\$0.00	\$3,087.61	\$3,087.61	N
2005	\$0	0.000	\$0.00	\$2.02	\$4.05	\$4.05	N
2005	\$0	0.000	\$0.00	\$31.25	\$62.50	\$62.50	N
2004	\$0	0.000	\$0.00	\$0.00	\$2,973.20	\$2,973.20	N
2004	\$0	0.000	\$0.00	\$2.02	\$4.04	\$4.04	N
2004	\$0	0.000	\$0.00	\$31.25	\$62.50	\$62.50	N
2003	\$0	0.000	\$0.00	\$0.00	\$2,740.19	\$2,740.19	N
2003	\$0	0.000	\$0.00	\$2.02	\$4.05	\$4.05	N
2003	\$0	0.000	\$0.00	\$31.25	\$62.50	\$62.50	N
2002	\$0	0.000	\$0.00	\$0.00	\$3,076.25	\$3,076.25	N
2002	\$0	0.000	\$0.00	\$8.16	\$16.33	\$16.33	N
2002	\$0	0.000	\$0.00	\$31.25	\$62.50	\$62.50	N
2001	\$0	0.000	\$0.00	\$0.00	\$4,119.65	\$4,119.65	N
2001	\$0	0.000	\$0.00	\$8.16	\$16.33	\$16.33	N
2001	\$0	0.000	\$0.00	\$31.25	\$62.50	\$62.50	N
2000	\$0	0.000	\$0.00	\$0.00	\$4,487.21	\$4,487.21	N
2000	\$0	0.000	\$0.00	\$8.16	\$16.33	\$16.33	N
2000	\$0	0.000	\$0.00	\$31.25	\$62.50	\$62.50	N
1999	\$0	0.000	\$0.00	\$0.00	\$3,786.48	\$3,786.48	N
1999	\$0	0.000	\$0.00	\$8.15	\$16.30	\$16.30	N
1999	\$0	0.000	\$0.00	\$30.00	\$60.00	\$60.00	N
1998	\$0	0.000	\$0.00	\$0.00	\$3,539.10	\$3,539.10	N
1998	\$0	0.000	\$0.00	\$8.15	\$16.30	\$16.30	N
1998	\$0	0.000	\$0.00	\$27.50	\$55.00	\$55.00	N
1997	\$0	0.000	\$0.00	\$0.00	\$3,436.77	\$3,436.77	N
1997	\$0	0.000	\$0.00	\$8.12	\$16.25	\$16.25	N
1997	\$0	0.000	\$0.00	\$27.50	\$55.00	\$55.00	N

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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.

 Mark Sudduth 10/17/25
Licensee

Mark Sudduth
Supervising/branch broker

 Torie Boxer 10/17/25
Sudduth Realty Inc.

Real estate company name approved by the commission

 Merl Kent Trustee 10/17/25
Buyer/Seller Acknowledgement (not required)

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

 #2000

**City of Hutchinson Water Pollution Control Facility
Hauled Liquid Waste Load Ticket**

Company Name: BIF
City Discharge Permit Number: 5467
County License Number: RD 980301
Tank Volume (Gallons): 1000
Type of Liquid Waste: Septic
Date: 6/14/23
Time: 10:30
Customer Name: Lorrie Kent
Customer Address: 8500 W Blanchard
Customer Phone Number: _____
Reason for Pumping: Maintenance
POTW Employees on Duty Notified? Yes/No Yes

CUSTOMER CERTIFICATION

As an authorized representative of the above named customer, I certify under penalty of law that the above information is true and correct to the best of my knowledge, and furthermore certify that the material being pumped is domestically generated liquid waste and does not contain industrial wastes or hazardous wastes as defined by the Federal Resource Conservation and Recovery Act (RCRA).

[Signature] 6/14/23 _____
Signature Date Print Name and Title

LIQUID WASTE HAULER CERTIFICATION

I certify under penalty of law that the above information is true and correct to the best of my knowledge, and furthermore certify that the truck listed above contains only the material listed above in Customer Certification.

[Signature] 6/14/23 _____
Signature Date Print Name and Title

WATER POLLUTION CONTROL FACILITY ACKNOWLEDGEMENT OF RECEIPT

Nicodemus Smith _____ Nicodemus Smith
Signature Date Print Name and Title

Time: _____ pH verified? Yes/No

Decker & Mattison

500 West 2nd, P.O. Box 1096
Hutchinson, KS 67504-1096
620-662-2339
FAX: 620-662-2231

Invoice

2505018

5/2/2025

Bill To:

LONNIE KENT
8500 W BLANCHARD
HUTCHINSON, KS 67501

Work Address:

LONNIE KENT
8500 W BLANCHARD
HUTCHINSON, KS 67501

CHECKED AND SERVICED AIR CONDITIONERS. HOSED OUT CONDENSER COILS, ADDED REFRIGERANT TO UPSTAIRS UNIT, REPLACED DIRTY FILTERS, AND CHECKED OPERATION.

Item	Description	Quantity	Price	Amount
R410A	R-410A REFRIGERANT - PER POUND	1.00	20.00	\$20.00
PF20251	PLEATED FILTER 20 X 25 X 1"	1.00	7.43	\$7.43
PF20202	PLEATED FILTER 20 X 20 X 2"	1.00	9.51	\$9.51
SL	SERVICE LABOR-NONTAXABLE	1.00	90.00	\$90.00
Terms: NET 30 DAYS			Subtotal	\$126.94
Past due accounts will accrue interest at a rate of 1.5% per month			Sales Tax	\$2.77
			Total	\$129.71
			Balance Due	\$0.00

Decker & Mattison

500 West 2nd, P.O. Box 1096
Hutchinson, KS 67504-1096
620-662-2339
FAX: 620-662-2231

Invoice

2310903

10/31/2023

Bill To:

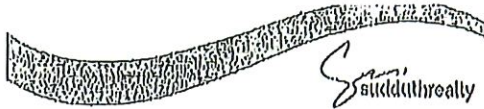
LONNIE KENT
8500 W BLANCHARD
HUTCHINSON, KS 67501

Work Address:

LONNIE KENT
8500 W BLANCHARD
HUTCHINSON, KS 67501

CHECKED AND SERVICED HEAT PUMP AND ELECTRIC HEATER, FOUND EVERYTHING OPERATING PROPERLY.

Item	Description	Quantity	Price	Amount
SL	SERVICE LABOR-NONTAXABLE	1.00	85.00	\$85.00
Terms:			Subtotal	\$85.00
Past due accounts will accrue interest at a rate of 1.5% per month			Sales Tax	\$0.00
			Total	\$85.00
			Balance Due	\$0.00



Mold Notice, Disclosure, and Disclaimer (Buyer and Seller)

Property Address: **8500 W Blanchard Ave, Hutchinson, Ks 67501**

1. **Seller's Disclosure:** To the best of Seller's actual knowledge, Seller represents:
 - a. The Property described above has X has not been previously tested for molds; (If the answer for 1.a. is "has not", then skip 1.b and 1.c and go to Section 2.)
 - b. The molds found were were not identified as toxic molds;
 - c. With regard to any molds that were found, measures were were not taken to remove those molds.

2. **Mold Inspection:** Molds, fungus, mildew, and similar organisms ("Mold Condition") may exist in the Property of which the Seller is unaware and has no actual knowledge. The Mold may have occurred in roofs, pipes, walls, plant pots, or where there has been flooding. A professional home inspection may not disclose Mold Conditions. As a result, Buyer may wish to obtain an inspection specifically for Mold Conditions to more fully determine the condition of the Property and this environmental status. Neither Seller's nor Buyer's agents are experts in the field of Mold Conditions and other related conditions and Buyer and Seller shall not rely on Broker or its agents for information relating to such conditions. Buyer is strongly encouraged to satisfy itself as to the condition of the property.

3. **Hold Harmless:** Buyer's decision to purchase the Property is independent of representation of the Broker or Broker's agent involved in the transaction regarding Mold Conditions. Accordingly, Buyer agrees to indemnify and hold Realty Executives Sudduth Realty, Inc. (Mark Sudduth Realty, Inc.) Broker(s), Transaction Broker, Agents, and Designated Agent(s) harmless in the event any Mold Conditions are present on the Property.

4. **Receipt of Copy:** Seller and Buyer have read and acknowledge receipt of a copy of this Mold Disclosure.

Professional Advice: Seller and Buyer acknowledge that they have been advised to consult with a professional of their choice regarding any questions or concerns relating to Mold Conditions or this Mold Disclosure.

Buyer _____ Date _____

Authentisign
Merl Kent Trustee 10/17/25
Seller _____ Date _____

Buyer _____ Date _____

Authentisign
Tina Bowen 10/17/25
Seller _____ Date _____