



TITLE REPORT

Prepared By:
Security 1st Title
1001 N. Main
Hutchinson, KS 67501
Phone: (620) 669-8289
Fax: (620) 669-8280

Prepared Exclusively For:
Alpha Land Surveys, Inc.
102 East 4th Ave.
Hutchinson, KS 67501
Phone: 620-728-0012
Fax: 620-728-0413

Contact: **Debra Patterson**
Email: **dpatterson@security1st.com**

Contact: **Raymond Bretton**
Email: **raymond@alphalandsurveys.com**

Report No: **2458334**

Report Effective Date: **June 18, 2021, at 7:30 a.m.**

Property Address: **00000 Panorama Dr., Hutchinson, KS 67502**

This Title Search Report is NOT a commitment to insure and is not to be construed as an Abstract of Title or Title Opinion. It has been issued as a Report as to the status of title for the specific benefit of **Alpha Land Surveys, Inc.**, and as such should not be relied upon by any other party for any Real Estate Transaction. Any and all loss or damage that may occur by reason of any errors and omissions in this Company's Report is limited to \$1,000.00 or the fee received for the preparation and issuance of this report, whichever is less.

1. **Fee Simple** interest in the Land described in this Report is owned, at the Report Effective Date, by

Daniel Dean Clarke and Sheryll Ellaine Clarke
2. The Land referred to in this Report is described as follows:

Lots 5 and 6, Block "B", Quail Ridge, a subdivision in the Southeast Quarter of Section 29, Township 22 South, Range 5 West of the 6th P.M. in Hutchinson, Reno County, Kansas, and a replat of Panorama Estates, TOGETHER WITH an undivided interest in the title of all reserve areas in Quail Ridge Subdivision.
3. The following Real Estate Taxes, Easements, Restrictions, Judgments, Pending Suits, Mechanic Liens, State Tax Liens, Federal Tax Liens, Mortgage and other liens and encumbrances are recorded in the local public records. No search of the oil, gas or other mineral title has been made, and any matters incident to or growing out of the mineral estate are not included in this Report, including but not limited to conveyances, reservations, or oil and gas leases.
 1. **Lot 5: General taxes and special assessments for the fiscal year 2020 in the amount of \$2,546.20, Paid. Tax assessment is on vacant land.**
Property ID # 1-40927



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Any questions regarding this report should be directed to: **Debra Patterson**
Phone: **620-669-8289**, Email: **dpatterson@security1st.com**

2. **Lot 6: General taxes and special assessments for the fiscal year 2020 in the amount of \$2,546.20, Paid. Tax assessment is on vacant land.
Property ID # 1-40926**
3. **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.**
4. **Easements, setback lines or servitudes, if any, reflected on the plat of said land or otherwise appearing in the public records.**
5. **Covenants and restrictions contained in/on Declaration of Covenants Conditions and Restrictions for Quail Ridge, filed March 12, 2015 in Book 507, Page 214.**
6. **"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.**
7. **Subject property may become subject to special assessments for various capital improvements as evidenced by numerous governmental filings of notice in the form of Resolution No. 2014 R 14, filed June 11, 2014 in Book 500, Page 156, for street and drainage improvements; Resolution No. 2014 R 15, filed June 11, 2014 in Book 500, Page 157, for waterline extensions; Resolution No. 2014 R 16, filed June 11, 2014 in Book 500, Page 158, for sanitary sewer; Resolution No. 2014 R 23, filed July 16, 2014 in Book 501, Page 63, amends 2014-R 16; Ordinance No. 2015-22, filed July 8, 2015 in Book 510, Page 193, for waterline benefit; Ordinance No. 2015-23, filed July 8, 2015 in Book 510, Page 494, for sanitary sewer benefit; Ordinance No. 2015-24, filed July 8, 2015 in Book 510, Page 195, for street and drainage.**

Dated: **June 18, 2021**, at **7:30 a.m.**

SECURITY 1ST TITLE

By: _____

LICENSED ABSTRACTER