



TITLE REPORT

Prepared By:
Security 1st Title
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Prepared Exclusively For:
Alpha Land Surveys, Inc.
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Contact: **Becky Young**
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Contact: **Raymond Bretton**
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Report No: **2388259**

Report Effective Date: **July 21, 2020, at 7:30 a.m.**

Property Address: **217 E. 11th Ave, Hutchinson, KS 67501**

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

Larry D. Hase and Karen L. Hase as trustees, acting jointly or severally, or their successors in trust, of the Larry D. Hase Trust, dated September 10, 2014, and any amendments thereto, an undivided one-half interest

Karen L. Hase and Larry D. Hase as trustees, acting jointly or severally, or their successors in trust, of the Karen L. Hase Trust, dated September 10, 2014, and any amendments thereto, an undivided one-half interest

2. The Land referred to in this Report is described as follows:

Lots 11 and 12, Block 3, Hutchinson Investment Company's Ninth Addition to the City of Hutchinson, Reno County, Kansas; AND a tract commencing at the Southwest corner of Lot 11, Block 3, Hutchinson Investment Company's Ninth Addition to Hutchinson, Kansas; thence South 61 feet, more or less to the alley; thence East 50 feet; thence North 61 feet; more or less to the Southeast corner of Lot 12, Block 3, Hutchinson Investment Company's Ninth Addition to Hutchinson, Kansas; thence West to place of beginning, being a part of Lot 1, Block 10, D. B. Miller's Addition to the City of Hutchinson, Reno County, Kansas.



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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. **(HUTCH INV CO'S 9TH) General taxes and special assessments for the fiscal year 2019 in the original amount of \$1,939.74.**
First Installment: \$969.87, PAID
Second Installment: \$969.87, PAID
Property I.D. # 1-12658
 2. **(D.B. MILLER'S) General taxes and special assessments for the fiscal year 2019 in the original amount of \$209.38.**
First Installment: \$104.69, PAID
Second Installment: \$104.69, PAID
Property I.D. # 1-13782
 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 plats of said land or otherwise appearing in the public records.**
 5. **"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.**
 6. **A Mortgage to secure an original principal indebtedness of \$63,500.00, and any other amounts or obligations secured thereby, dated September 26, 2005, recorded October 3, 2005, as Book 804, Page 280. Mortgagor: Larry D. Hase and Karen L. Hase, husband and wife; Mortgagee: PHH Mortgage Services.**
 7. **A Mortgage to secure an Open-End, Revolving Home Equity Line of Credit and Future Advances, in an original principal indebtedness of \$14,000.00, and any other amounts or obligations secured thereby, dated April 14, 2020, recorded April 20, 2020, as Book 874, Page 77. Mortgagor: Larry D. Hase**



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and Karen L. Hase, as Trustees of the Larry D. Hase Trust, dated September 10, 2014 and the Karen L. Hase Trust, dated September 10, 2014 for the benefit of Larry D. and Karen L. Hase; Mortgagee: Dillon Credit Union.

Dated: **July 21, 2020, at 7:30 a.m.**

SECURITY 1ST TITLE

A handwritten signature in black ink, appearing to read "S. A. Brown".

By: _____

LICENSED ABTRACTER