



## TITLE REPORT

Prepared By:  
**Security 1<sup>st</sup> Title**  
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**Wichita, KS 67203**  
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Prepared Exclusively For:  
**Baughman Company, P.A.**  
**315 S. Ellis**  
**Wichita, KS 67211**  
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Contact: **Preston Stewart**  
Email: **pstewart@baughmanco.com**

Report No: **2389832**

Report Effective Date: **September 18, 2020, at 7:30 a.m.**

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

This Title Search Report is NOT a commitment to insure and is not to be construed as an Abstract of Title or Title Opinion. It has been issued as a Report as to the status of title for the specific benefit of **Baughman Company, P.A.**, 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

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

**SEE ATTACHED EXHIBIT A**

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. **General taxes and special assessments for the fiscal year 2019 in the original amount of \$8.39, PAID.**

**Property I.D. # C-36051**

**PIN #00180952 (Covers a portion of subject property)**



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Phone: **316-293-1637**, Email: **dherd@security1st.com**

2. **General taxes and special assessments for the fiscal year 2019 are EXEMPT.**  
**Property I.D. # C-00317-00UP**  
**PIN #00135137 (Covers a portion of subject property)**
3. **General taxes and special assessments for the fiscal year 2019 are EXEMPT.**  
**Property I.D. # C-00755-00UP**  
**PIN #30003313 (Covers a portion of subject property)**
4. **General taxes and special assessments for the fiscal year 2019 in the original amount of \$6.71, PAID**  
**Property I.D. # C-37191-0001**  
**PIN #30002599 (Covers a portion of subject property)**
5. **General taxes and special assessments for the fiscal year 2019 are EXEMPT.**  
**Property I.D. # C-42621**  
**PIN #00188865 (Covers a portion of subject property)**

**NOTE: Tax statements can be downloaded through this [link](#).**

**THE FOLLOWING ITEMS AFFECT EITHER ALL OR PORTIONS OF SUBJECT PROPERTY:**

6. **The following matters which are shown on or disclosed by the recorded plat of Wiedemann Addition, Wichita, Sedgwick County, Kansas referred to in the legal description: easements, drainage dedication and access controls.**

**NOTE: A portion of the fire lane easement was vacated by Vacation Order filed on [Film 749, Page 520](#) and [Film 1170, Page 610](#)**

7. **The following matters which are shown on or disclosed by the recorded plat of Kelway 2nd Addition, Wichita, Sedgwick County, Kansas referred to in the legal description: easements and access controls.**
8. **The following matters which are shown on or disclosed by the recorded plat of F.N.I.C. Addition, Wichita, Sedgwick County, Kansas referred to in the legal description: easements and access controls.**

**NOTE: A portion of the fire lane easement was vacated by Vacation**



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Order filed as Doc#/Flm-Pg: [29881179](#) and Doc#/Flm-Pg: [29657487](#)

9. The following matters which are shown on or disclosed by the recorded plat of R.V.C. Addition, Wichita, Sedgwick County, Kansas referred to in the legal description: easements and access controls.

NOTE: The Water Line Easement filed on [Film 460, Page 1272](#) and shown on the recorded plat was released by instrument filed as Doc#/Flm-Pg: [29961030](#)

10. Lot Split filed on [Film 25, Page 1496](#).
11. An easement for electric distribution circuits, recorded as [Misc. Book 595, Page 87](#).  
In favor of: Kansas Gas and Electric Company  
Affects: a portion of subject property
12. Affidavit by a Kansas Gas and Electric Company employee claiming right-of-way over a portion of subject property recorded in/on [Film 96, Page 678](#).
13. Covenants, conditions and restrictions contained in [Misc. Book 589, Page 85](#).
14. Terms and provisions contained in the document entitled "Surface Water Easement" filed September 12, 1984 as [Film 682, Page 1070](#); corrected by Affidavit filed October 11, 1984 on [Film 687, Page 1086](#).
15. Terms and provisions contained in the document entitled "Easement" for surface drainage filed October 8, 1984 as [Film 687, Page 39](#); amended on [Film 687, Page 1088](#).
16. Terms and provisions contained in the document entitled "Easement" for parking motor vehicles filed October 8, 1984 as [Film 687, Page 41](#).
17. Terms and provisions contained in the document entitled "Roadway Easement" filed June 16, 1966 as Misc. [Book 581, Page 269](#).
18. Terms and provisions contained in the document entitled "Roadway Easement" filed April 30, 1974 as [Film 99, Page 691](#).



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19. An easement for private roadway set forth in Mortgage filed in [Mortgage Book 1568, Page 290](#) and refiled in [Mortgage Book 1576, Page 401](#).  
NOTE: Said Mortgage was released on [Film 1239, Page 1603](#)
20. Terms and provisions contained in the document entitled "Roadway Easement" filed June 16, 1966 as Misc. [Book 581, Page 272](#).
21. An easement for electric distribution circuits and telephone circuits, recorded as [Misc. Book 581, Page 275](#).  
In favor of: Kansas Gas and Electric Company  
Affects: a portion of subject property
22. An easement for sewer pipes and a sewer system, recorded as [Film 701, Page 774](#).  
In favor of: City of Wichita  
Affects: a portion of subject property
23. Affidavit by a Kansas Gas and Electric Company employee claiming right-of-way over a portion of subject property recorded in/on [Film 724, Page 1571](#).  
Release of Affidavit recorded on [Film 1687, Page 475](#)
24. Terms and provisions contained in the document entitled "Permit For Cathodic Protection System" by and between City of Wichita, Kansas and Kansas Gas Service, a division of ONE Gas, Inc., filed August 25, 2015 as Doc#/Flm-Pg: [29550989](#).
25. Rights of the owners of the mineral estate as conveyed or reserved on/in [Film 682, Page 65](#), and of the parties claiming thereunder.
26. Terms and provisions contained in the document entitled "Grant of Easement" for ingress and egress filed as [Film 360, Page 261](#).
27. Affidavits by a Kansas Gas and Electric Company employee claiming right-of-way over a portion of subject property recorded in/on [Film 128, Page 3](#); [Film 472, Page 1019](#); [Film 627, Page 1411](#).
28. Access controls established in Doc#/Flm-Pg: [29641646](#).



# Security 1<sup>st</sup> Title

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29. **An easement for pipeline, recorded as [Misc. Book 236, Page 187](#); confined by instrument filed on [Film 51, Page 1110](#).  
In favor of: Cities Service Gas Co.  
Affects: a portion of subject property**
30. **Building setback line from pipeline established in instrument filed on [Film 51, Page 1110](#).**
31. **The terms and provisions contained in the document entitled "Agreement" by and between Sedgwick County, Kansas and Northwest Central Pipeline Corporation filed as [Film 596, Page 589](#).**
32. **The terms and provisions contained in the document entitled "Kansas Gas and Electric Company Agreement for Installation of Underground Circuits" filed as [Film 452, Page 1130](#).**
33. **An easement for temporary construction, recorded as [Film 574, Page 867](#).  
In favor of: City of Wichita  
Affects: a portion of subject property**
34. **Request By Owner to Modify Tax Identifier(s) filed June 12, 2020 as Doc#/Flm-Pg: [29961032](#).**
35. **Access controls established in Doc#/Flm-Pg: [29961031](#).**
36. **Subject property may become subject to special assessments for various capital improvements as evidenced by numerous governmental filings of notice in the form of Resolutions and Certificates filed on [Film 666, Page 298](#) and [Film 669, Page 200](#).**
37. **Rights of parties in possession under unrecorded leases.**

Dated: **September 18, 2020**, at 7:30 a.m.

SECURITY 1<sup>ST</sup> TITLE

*Glenn B. Edwards*



# Security 1<sup>st</sup> Title

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Phone: **316-293-1637**, Email: **dherd@security1st.com**

By: \_\_\_\_\_

LICENSED ABSTRACTER

## EXHIBIT "A"

### Parcel 1:

A tract in the South Half of the South Half of the [Southeast Quarter](#) of Section 20, Township 27 South, Range 2 East of the 6th Principal Meridian, Sedgwick County, Kansas, described as beginning at the intersection of the West line of said Southeast Quarter with the North Right of Way line of U.S. Highway 54 (as condemned in Case A-17549), said point being 61.2 feet North of the Southwest corner of said Southeast Quarter; thence East along said Highway Right of Way, 61.2 feet North of and parallel with the South line of said Southeast Quarter, a distance of 120 feet to the point for corner and the intersection of the East Right of Way line of the flood control dedication and the North line of said Highway Right of Way; thence Northeasterly along the flood control Right of Way line a distance of 31.85 feet more or less to the true point of beginning; thence East 91.2 feet North of and parallel with the South line of said Southeast Quarter a distance of 879.31 feet more or less to a point for corner; thence North 1,010 feet East of and parallel with the West line of said Southeast Quarter, a distance of 572.5 feet more or less to a point for corner on the North line of said South Half of the South Half of the Southeast Quarter; thence West along the North line of said South Half of the South Half of the Southeast Quarter a distance of 800 feet to a point for corner; thence South 210 feet East of and parallel with the West line of said Southeast Quarter, a distance of 350 feet to a point for corner on the East Right of Way line of the flood control dedication; thence Southwesterly along the East Right of Way line of the flood control dedication a distance of 236.15 feet more or less to the true point of beginning, which property is now a part of Wiedemann Addition, Wichita, Sedgwick County, Kansas and is described as follows:

Beginning at a point on the Easterly line of the drainage dedication shown in the plat of said [Wiedemann Addition](#), which point is 30 feet North of the South line of Lot 1 of said Wiedemann Addition; thence along the Easterly line of said drainage dedication to the North line of said Lot 1; thence East along the North line of said Lot 1, 800 feet; thence South 572.5 feet to a point 30 feet North of the South line of said Lot 1; thence West 879.31 feet more or less to point of beginning.

### Parcel 2:

A tract in the South Half of the South Half of the [Southeast Quarter](#) of Section 20, Township 27 South, Range 2 East of the 6th Principal Meridian, Sedgwick County, Kansas, described as beginning at the intersection of the West line of said Southeast Quarter with the North Right of Way line of U.S. Highway 54 (as condemned in Case A-17549), said point being 61.2 feet North of the Southwest corner of said Southeast Quarter; thence East along said Highway Right of Way, 61.2 feet North of and parallel with the South line of said Southeast Quarter, a distance of 120 feet to a point for corner and the intersection of the East Right of Way line of the flood control dedication and the North line of said Highway Right of Way; thence Northeasterly along the flood control Right of Way line a distance of 31.85 feet more or less to the true point of beginning; thence East 91.2 feet North of and parallel with the South line of said Southeast Quarter, a distance of 879.31 feet more or less to a point for corner; thence South 30 feet; thence West along the North Right of Way line of U.S. Highway 54 as condemned in Case A-17549 to a point 61.2 feet North and 120 feet East of the Southwest corner of the Southeast Quarter, Section 20, Township 27 South, Range 2 East; thence Northeasterly along the flood control Right of Way a distance of 31.85 feet, more or less, to the true point of beginning, which property is now a part of Lot 1, Wiedemann Addition, Wichita, Sedgwick County, Kansas, being the South 30 feet of the West 1010 feet of said Wiedemann Addition, except that part included in the

drainage dedication shown on the plat of Wiedemann Addition, except an easement over Parcel 2 created by instrument recorded June 16, 1966 in Misc. Book 581, Page 272; LESS AND EXCEPT that part platted as Kelway 2nd Addition, Wichita, Sedgwick County, Kansas.

**Parcel 3:**

Lot 2, Kelway 2nd Addition, Wichita, Sedgwick County, Kansas.

**Parcel 4:**

Lot 1, Kelway 2nd Addition, Wichita, Sedgwick County, Kansas.

**Parcel 5:**

A tract in the [Southeast Quarter](#) of Section 20, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as commencing at the intersection of the North right-of-way line of U.S. Highway 54 as condemned in District Court Case A-17549 and the East line of said Southeast Quarter; thence West along said Highway right-of-way line, 1443.61 feet for a place of beginning; thence continuing West along said Highway right-of-way line, 18.64 feet; thence Northeasterly with an interior angle of 74°55'30", 549.21 feet; thence Easterly with an interior angle of 104°57'34", 18.63 feet; thence Southwesterly 549.18 feet to the place of beginning.

**Parcel 6:**

A tract of land in the [Southeast Quarter](#) of Section 20, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; described as follows: Beginning at a point on the East line of said Southeast Quarter, Section 20, a distance of 61.00 feet (described per Condemnation Case No. A-55770), 61.20 feet (described per Condemnation Case No. A-17549), North of the Southeast corner of said Southeast Quarter, Section 20; thence West parallel to the South line of said Southeast Quarter, Section 20, (and along the North right-of-way line of U.S. Highway 54 as condemned in Condemnation Case No. A-17549), a distance of 1462.25 feet; thence Northeasterly making an interior angle of 74°55'30", more or less, a distance of 549.21 feet; thence East making an interior angle of 104°57'34", more or less, (described), 104°56'17" (calculated), a distance of 507.52 feet; thence Southeasterly making an interior angle of 115°30'24", more or less, a distance of 503.31 feet (described), 503.02 feet (calculated); thence Southeasterly making an exterior angle of 130°55'08", more or less, a distance of 106.41 feet; thence Southeasterly making an exterior angle of 167°55'51", more or less, (described), 167°54'05" (calculated), a distance of 494.45 feet, more or less, (described), 494.75 feet (calculated), to a point on the East line of said Southeast Quarter, Section 20, said point being 77.28 feet (described per Condemnation Case No. A-55770), 77.48 feet (calculated per Condemnation Case No. A-17549 and platted in F.N.I.C. Addition, Wichita, Sedgwick County, Kansas), North of the South line of said Southeast Quarter, Section 20; thence South along said East line, 16.28 feet to the point of beginning, EXCEPT that part of the above described tract of land described in the Quit Claim Deed recorded in Film 682, Page 65, further described as follows: A tract in the Southeast Quarter of Section 20, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as commencing at the intersection of the North right-of-way line of U.S. Highway 54 as condemned in District Court Case A-17549 and the East line of said Southeast Quarter; thence West along said Highway right-of-way line, 1443.61 feet for a place of beginning; thence continuing West along said Highway right-of-way line, 18.64 feet; thence Northeasterly with an interior angle of 74°55'30", 549.21 feet; thence Easterly with an interior angle of 104°57'34" (described), 104°56'17" (calculated), 18.63 feet; thence Southwesterly 549.18 feet (described), 549.16 feet (calculated), to the place of beginning, AND EXCEPT that part of the first described tract of land



dedicated for Webb Road in F.N.I.C. Addition, Wichita, Sedgwick County, Kansas, and AND EXCEPT that part of the first described tract of land dedicated for public street in Dedication described and recorded in Film 556, Page 734, said Dedication being further described as follow: Beginning at a point sixty-one and two tenths (61.2) feet North and seventy-five (75) feet West of the Southeast corner of Section 20, Township 27 South, Range 2 East of the 6th P.M.; thence West along the North right-of-way line of U.S. 54 Highway twenty (20) feet to a point; thence Northeasterly twenty-eight and twenty-two hundredths (28.22) feet to a point eighty-one and eleven hundredths (81.11) feet North and seventy-five (75) feet West of the Southeast corner of said Southeast Quarter; thence South nineteen and ninety-one hundredths (19.91) feet to the point of beginning.

Parcel 7:

That part of Lot 2, F.N.I.C. Addition, Wichita, Sedgwick County, Kansas described as follows: Beginning at the southeast corner of said Lot 2; thence westerly along a segment of the south line of said Lot 2, 58.97 feet to a deflection corner in said south line; thence westerly along a segment of the south line of said Lot 2, 106.41 feet to a deflection corner in said south line; thence northwesterly along the southwest line of said Lot 2, 131.01 feet to a point on a non-tangent curve to the right; thence southeasterly along said curve, through a central angle of 06°46'40" and having a radius of 1556.50 feet, an arc distance of 184.13 feet, (having a chord length of 184.02 feet with a deflection angle to the right of 132°29'04" from the last described course), to the end of said curve; thence easterly with a deflection angle to the left of 17°06'53" from the last described chord, 41.66 feet to a point on the east line of said Lot 2, said point being 96.29 feet north of the southeast corner of said Lot 2; thence southerly along the east line of said Lot 2, 96.29 feet to the point of beginning, EXCEPT that part described as commencing at the southeast corner of said Lot 2; thence westerly along a segment of the south line of said Lot 2, 58.97 feet to a deflection corner in said south line; thence westerly along a segment of the south line of said Lot 2, 106.41 feet to a deflection corner in said south line; thence northwesterly along the southwest line of said Lot 2, 19.24 feet for a point of beginning; thence continuing northwesterly along the southwest line of said Lot 2, 111.77 feet to a point on a non-tangent curve to the right; thence southeasterly along said curve, through a central angle of 06°46'40" and having a radius of 1556.50 feet, an arc distance of 184.13 feet, (having a chord length of 184.02 feet with a deflection angle to the right of 132°29'04" from the last described course), to the end of said curve; thence easterly with a deflection angle to the left of 17°06'53" from the last described chord, 41.66 feet to a point on the east line of said Lot 2, said point being 96.29 feet north of the southeast corner of said Lot 2; thence southerly along the east line of Lot 2, 57.25 feet to a point 39.04 feet north of the southeast corner of said Lot 2; thence westerly with a deflection angle to the right of 93°30'00" from the last described course, 169.94 feet to the point of beginning.

Parcel 8:

Lot 2, R.V.C. Addition, Wichita, Sedgwick County, Kansas, EXCEPT that part described as beginning at the northwest corner of said Lot 2; thence easterly along the north line of said Lot 2, 182.00 feet; thence southerly parallel with the west line of said Lot 2, 100.52 feet; thence southwesterly, 190.81 feet to a point on the west line of said Lot 2, said point being 157.74 feet south of the northwest corner of said Lot 2; thence northerly along the west line of said Lot 2, 157.74 feet to the point of beginning.

