

Date Issued: October 3, 2018

Commitment No.: 2052542

Other Reference No.:14-DEA-595312

Property Address: 1742 South Euclid Avenue, Wichita, Kansas 67213

Name and Address of Chicago Title Insurance Company

Title Insurance Company: PO Box 45023
Jacksonville, FL 32232-5023

SCHEDULE A


1. Commitment Date: November 30, 2018 at 7:59 a.m.
2. Policy or Policies to be issued:
 - (a) 2006 ALTA Owner's Policy
Proposed Insured:
Proposed Policy Amount:
 - (b) 2006 ALTA Loan Policy
Proposed Insured:
Proposed Policy Amount:
 - (c) _____ ALTA _____ Policy
Proposed Insured: N/A
Proposed Amount: N/A
3. The estate or interest in the land described or referred to in this Commitment is FEE SIMPLE
4. Title to the estate or interest in the Land is at the Commitment Date vested in:

Sensational Properties, LLC

SOURCE OF TITLE:

Instrument Number 29326180
Recorder's Office, Sedgwick County, Kansas.

5. The Land is described as follows:
(Continued on Second Page)

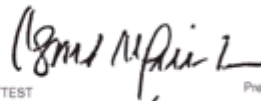

Countersigned: 

 Authorized Officer or Agent
 Title First Agency, Inc.
 495 Executive Campus Drive, Suite 100
 Westerville, Ohio 43082



CHICAGO TITLE INSURANCE COMPANY

By:


 ATTEST President

Secretary

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Schedule A – Continued

All the real property in the County of Sedgwick and State of Kansas, described as follows:

Lots 32, 34 and 36, Block 2, Gillespie Grove Addition, in the City of Wichita, Sedgwick County, Kansas.

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SCHEDULE B, Part I

Requirements

Commitment No: 2052542

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. All parties to the transaction must provide identification sufficient to comply with the USA Patriot Act as determined by their lender and the policy issuing agent.
6. Duly executed Owners Affidavit covering matters of Title, in a form acceptable to the Company.
7. Further exceptions and/or requirements may be made upon review of the proposed documents and/or upon further ascertaining the details of the transaction.

Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

8. Record a Preliminary Order of Forfeiture and a Final Order of Forfeiture in fulfillment of Notice of Lis Pendens filed by the United States of America, vs. Parcel of Land at 1742 S. Euclid, Wichita, Kansas, Civil Action No.: 14-1068-CM-KGG, recorded March 14, 2014 in Instrument Number 29439797.
9. Limited Warranty Deed from The United States of America, to TBD TBD.
10. Submit the social security number(s) for potential purchaser(s) in order to complete bankruptcy search.

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11. Pay unpaid taxes and assessments unless shown as paid:

2017 1st Half Taxes in the amount of \$286.18 were Due 12/10/2017 and are Unpaid and Delinquent (\$310.61 good through 10/31/2018)

2017 2nd Half Taxes in the amount of \$286.18 were Due 5/10/2018 and are Unpaid and Delinquent (\$314.18 good through 10/31/2018)

2018 Weed Cutting Assessment: \$143.00 - DELINQUENT (\$144.60 good through 2018)

2013-2016 Taxes are DELINQUENT in the amount of \$3,327.48.

TOTAL DELINQUENT TAX PAYOFF: \$4,096.87 good through 10/31/2018

Tax Parcel Identification:

Tax Parcel No.: 00204816

Total Value: \$45,400.00

Assessed Value: \$5,222.00

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SCHEDULE B, Section II

Exceptions

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THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions 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 but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any facts, rights, interests, or claims that are not shown in the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the public records.
5. Rights of parties in possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the public records.
6. The lien of real estate taxes or assessments imposed on the title by a governmental authority that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the public records.

SPECIAL EXCEPTIONS

7. Building lines, easements, rights of way, restrictions and all matters as disclosed on the plat recorded in Plat Book G1-7-5, Recorder's Office, Sedgwick County, Kansas.
8. The lien of all taxes for the year 2018 and thereafter, but which are not yet due and payable.
9. Any easements or servitudes in the public records.
10. Any lease, grant, exception or reservation of minerals or mineral rights appearing in the public records.

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11. Any matter related to the ownership of the common area of a homeowner's association or organization.
12. Delinquent Sewer and Water Bills may become a lien on the real estate. No liability is assumed by the company for ascertaining the status of utility charges and the insured is cautioned to obtain the current status of these payments.

NOTE: Pertaining to the covenants and restrictions, if any, described in Schedule B of this Commitment/Policy, the following is expressly omitted therefrom: any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that such covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) related to handicap but does not discriminate against handicapped persons. Any covenant and restriction, or any part thereof, omitted as described above shall in no event be construed as forming a part of this Commitment/Policy, Schedule B of this Commitment/Policy or as an existing covenant and restriction disclosed by the public records.

NOTE: No liability is assumed by Company for uncertified encumbrances and the purchase contract shall be binding unless the contract is silent or ambiguous. If the contract is silent or ambiguous, the buyer assumes the risk.

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