



## TITLE REPORT

Prepared By:  
**Security 1<sup>st</sup> Title**  
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Prepared Exclusively For:  
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Report No: **2388200**

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

Property Address: **207 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

**Kristen M. Armstrong and Erin E. Hodgson, Trustees of the Christopher and Carolyn Harper Irrevocable Trust dated December 14, 2018**

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

**Lots 7 and 8, 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 7, Block 3, Hutchinson Investment Company's Ninth Addition to the City of Hutchinson, Reno County, Kansas; thence South 61 feet, more or less, to the alley; thence East 100 feet; thence North 61 feet; thence West to the place of beginning, same being a part of Block 10, D.B. Miller's Addition to Hutchinson, Reno County, Kansas, according to the duly recorded Plats thereof.**

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



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

Any questions regarding this report should be directed to: **Becky Young**  
Phone: **620-669-8289**, Email: **byoung@security1st.com**

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 \$1,881.54.**  
**First Installment: \$940.77, PAID**  
**Second Installment: \$940.77, PAID**  
**Property I.D. # 1-12660**
  
2. **(D.B. MILLER'S) General taxes and special assessments for the fiscal year 2019 in the original amount of \$310.26.**  
**First Installment: \$155.13, PAID**  
**Second Installment: \$155.13, PAID**  
**Property I.D. # 1-13783**
  
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.**

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

SECURITY 1<sup>ST</sup> TITLE

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

LICENSED ABSTRACTER