

PRELIMINARY TITLE REPORT

WASHINGTON COUNTY ABSTRACT & LAND TITLE COMPANY, INC.
d/b/a WASHINGTON COUNTY ABSTRACT CO., INC.
PO Box 116 - 111 East 3rd Street - Washington, Kansas 66968
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File Number: **4501**

Prepared for:
MIDWEST LAND & HOME
303 C Street
Washington, KS 66968

The undersigned, being a duly licensed and bonded abstractor in Washington County, Kansas, do hereby certify that I have examined the records in the offices of the Register of Deeds, County Treasurer and all courts of record affecting the title to the following described real estate in said County and State, to-wit:

Lot Twenty-two (22), in Block Twenty-three (23), in the City of Washington, Washington County, Kansas.
(commonly known as 202 E. 4th Street, Washington, KS 66968)

Subject to rights to the public in and to existing and unrecorded State, County or Township easements, streets, highways, railroads and rights of way.

That the last deed filed of record covering the above-described real estate is:

SHERIFF'S DEED dated the 30th day of May, 2025, executed by Justin Cordry, Sheriff of the Washington County Sheriff's Department, Washington County, Kansas, conveying unto **FNB Washington**, its successors and assigns, recorded June 2, 2025, in Book 278 of Deeds at Page 46, in the Office of the Register of Deeds, Washington County, Kansas.

Fee simple ownership to the estate or interest in the land described above is vested in the following as of the date of this Report:

FNB Washington, its successors and assigns

The following is/are unreleased mortgage(s), assignment(s) of rent, assignment(s) of leases and/or UCC financing statements of record in said county affecting said real estate:

NONE SHOWN

That the records in the office of the County Treasurer show the real estate taxes for year **2024**, and prior years have been paid in full. **Parcel ID #131-01-0-30-06-013.00-0**

2024 tax amount \$594.38 TAX ID #03427

The following are matters which affect title to the subject property (these matters may include easements, rights-of-way, restrictive covenants, homeowners' by-laws, etc.):

Rights or claims of parties in possession not shown by the Public Records.

Easements, or claims of easements, not shown by the Public Records.

Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

Taxes, or special assessments, if any, not shown as existing liens by the Public Records.

Plat of City (formerly Town) of Washington, Washington County, Kansas, as to the survey, plat and dimensions of lots and blocks, and the dedication of streets and alleys for public use, as set out in Plat recorded March 15, 1872, in Book "B" of Town Plats at Page 26 in the Office of the Register of Deeds, Washington County, Kansas.

Consequences of the inability to locate the boundaries of the land or any dispute on the location of said boundaries that would be disclosed by an accurate and complete survey of the Land.

Rights to the public in and to existing and unrecorded State, County or Township easements, streets, roads, highways, railroads and rights of way.

The following are matters which affect title to the subject property (these matters may include judgments, tax liens, pending law suits, etc.):

NONE SHOWN.

Note:

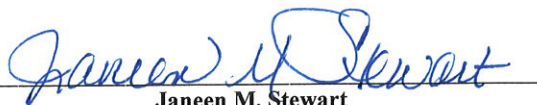
This title report is for informational purposes only. This is NOT a commitment to insure and has been issued as a report as to the status of the title only; no title insurance is provided by this title report; nor is the Company liable for errors or omissions in this informational title report. If a Commitment for Title Insurance is desired, the identity of the entities to be insured and policy amounts must be disclosed to this Company, and this Company will then issue a Commitment for Title Insurance disclosing all requirements for issuance of the policy, as well as any additional exceptions which may then be necessary.

The full title report is for the use and benefit of the addressee only, and liability is hereby limited to the amount of the fee paid therefore.

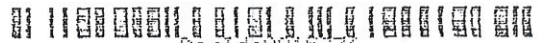
The undersigned is a duly licensed and qualified abstractor in and for Washington County, Kansas, whose bond, as required by law, is in force at the date of this report.

Dated this 11th day of July, 2025, at 8:00 A.M.

WASHINGTON COUNTY ABSTRACT CO., INC.



Janeen M. Stewart
Licensed and Bonded Abstractor



DocId:38015776

Tx:4011222

STATE OF KANSAS, WASHINGTON COUNTY
CHASE BRAZZLE, REGISTER OF DEEDS

DEED: B:278 P:46

PAGES RECORDED: 2 RECORDING FEES: 38.00

DATE RECORDED: 06/02/2025 09:51:42 AM

Entered in Transfer Record
in my office this 2nd day
of June 2025
Nancy Hoge - Deputy
County Clerk
Washington County, Kansas



SHERIFF'S DEED

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, WHEREAS, on the 13th day of February, 2025, in the District Court of Washington County, Kansas, in a certain action then pending in said Court, Case No. WS-2024-CV-000012, Plaintiff FNB Washington received judgment against Defendants Marvin L. Carver III (*in personam*), Crystal Rose Carver (*in personam*), John Doe a/k/a Josh Cornell (possession only), and Jane Doe a/k/a Allie Gray (possession only), (the "Defendants"), for foreclosure of its mortgage and also, all costs and taxes as in such order shown; and

WHEREAS, it was then and there in such action, by such Court, further considered, ordered and adjudged that the property hereinafter described was charged with the payment of said judgment and costs, and that on and after the sale thereof by the Sheriff, Washington County Sheriff's Department, Washington, Kansas, in satisfaction of said judgment and costs, and upon extinguishment of redemption rights provided by law, the said Defendants, and any and all persons claiming by, through or under them, or any or either of them, be forever barred, foreclosed, excluded and cut off from any right, title, claim, interest, estate or equity of redemption in or to said real estate hereinafter described or any part thereof; and

WHEREAS, afterward, an order was issued out of the Clerk's office of such Court, upon and in pursuance of such judgment directed to the Sheriff, Washington County Sheriff's Department, Washington, Kansas, commanding him to cause the real estate hereinafter described to be advertised and sold according to law, and from the proceeds thereof, to pay said money to the Clerk of the District Court, and that he, the Sheriff, make due return of said order to said Court as therein set out with his proceedings endorsed thereon; and

WHEREAS, the said order was duly delivered to and received by said Sheriff, and the Sheriff, by virtue thereof then advertised said property for sale by him, and that the same was sold at the Courthouse in the City of Washington, Kansas, at 10:00 a.m. on April 29, 2025, to FNB Washington for the sum of \$44,473.42, the highest and best bid made therefor; and

WHEREAS, afterwards the said order with the proceedings of said Sheriff were returned into said court, and on May 9, 2025, the said court, after having examined the proceedings of said Sheriff, and being satisfied that said sale had been made in all respects in conformity to law, it was ordered and adjudged by the court that said proceedings be and the same were in all respects

confirmed, and said Sheriff was ordered to issue said purchaser a Sheriff's Deed for said lands and tenements so purchased as aforesaid, and such entry and order were thereupon duly made and entered accordingly; and


WHEREAS, the purchaser has paid the purchase price in full and it has been applied as directed by judgment; that the redemption period was extinguished by Order of the Court on April 30, 2025, and by Order Nunc Pro Tunc on April 30, 2025; and that I should now make, execute and deliver a suitable and proper deed to said premises.

NOW, THEREFORE, I, Justin Cordry, Sheriff, Washinton County Sheriff's Department, Washington, Kansas, in consideration of the premises, and by virtue of the powers in me vested, do hereby Give, Grant, Sell, and Convey, unto FNB Washington, its successors and assigns forever, the lands and tenements so sold as aforesaid, and situated in Washington County, Kansas, and described as:

Lot Twenty-two (22), in Block Twenty-three (23), in the City of Washington, Washington County, Kansas (commonly known as 202 E. 4th Street, Washington, Kansas 66968).

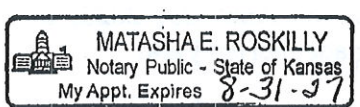
TO HAVE AND TO HOLD THE SAME, unto FNB Washington, its successors and assigns, forever.

IN TESTIMONY THEREOF, I the undersigned Justin Cordry, Sheriff, Washington County Sheriff's Department, Washington, Kansas, have hereunto set my hand this 30th day of May, 2025.


Justin Cordry, Sheriff
Washington County Sheriff's Department
Washington, Kansas

STATE OF KANSAS, COUNTY OF WASHINGTON, ss:

The foregoing instrument was acknowledged before me this 30th day of May, 2025, by Justin Cordry, Sheriff, Washington County Sheriff's Department, Washington, Kansas.




Notary Public

Pursuant to K.S.A. 79-1437e, a real estate sales validation questionnaire is not required due to exemption (10) by way of a sheriff's deed.