

7± ACRES & HOME - Harper County, KS



Thursday, Oct 2, 2025, at 11:00 AM CDT

**Auction Location: Westview Lodge
1100 W 14th St, Harper, KS 67058
ONLINE BIDDING: gavelroads.com**

Discover country living at its best with this charming 3-bedroom, 2-bath, 1,572 sq ft mobile home nestled on 7± beautiful acres just two miles west of Harper, KS. Recently updated with new carpet and new kitchen flooring, this home is move-in ready and offers both comfort and convenience. The spacious layout includes a handicap-accessible bathroom. The property also offers three carports, two buildings on skids, and an old shed. With plenty of room for outdoor activities, gardening, and additional storage, this property provides the perfect blend of privacy and potential. This is an ideal opportunity for families, hunters, or investors.

Address: 205 NW 90 Rd, Harper, KS

Location: Located 2 miles west of Harper on NW 90 Rd

Minerals: Seller's mineral interest will pass to the Buyer

Possession: Possession will be upon closing

Legal: Rural Township Parcel, S09, T32, R07, Acres 7, Tr Beg Ne Cor Ne4 S 478.24 Swly 604.1 N 692.66 E 576.36 To Pob Less Rd R/W

Taxes: \$1,117.12 (2024) Taxes will be prorated to the date of closing

Open House: Sunday, Sept 7, 2:00-4:00 PM



Terms: Earnest money required and shall be paid the day of the auction with the balance due on or before November 3, 2025. Earnest money to be paid: \$10,000. The property is selling in "as is" condition and is accepted by the Buyer without any expressed or implied warranties. It is the Buyer's responsibility to have any and all inspections completed prior to bidding. The Buyer and Seller shall split equally in the cost of title insurance and the closing fee. Bidding is not contingent upon financing. If necessary, financing needs to be arranged and approved before the auction. Statements made on the day of the auction take precedence over all printed advertising and previously made oral statements. Gene Francis & Associates and Gavel Roads are agents of the Seller. There is no Buyer's premium. Broker registration must be received no later than 24 hours prior to the auction.

HPCENTRAL Property Record Card

Parcel ID: 039-082-09-0-00-00-001.01-0

Quick Ref: R2567

Tax Year: 2026

Run Date: 8/7/2025 10:45:39 AM

OWNER NAME AND MAILING ADDRESS

PEARL. MORGAN 33 %
MURDOCK. JEWEL 33 %
4448 N SANDY AVE
SALINA, KS 67401

PROPERTY SITUS ADDRESS

205 NW 90 RD
Harper, KS 67058

LAND BASED CLASSIFICATION SYSTEM

Function: 1101 Single family re: Sfx:
Activity: 1000 Residential activities
Ownership:
Site:



Image Date: 07/06/2022

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R
Living Units: 1
Zoning:
Neighborhood: 101.0 101.0 Northeastern Rural 1
Economic Adj. Factor:
Map / Routing: MFG /
Tax Unit Group: 042-TWP5(042)

PROPERTY FACTORS

Topography: Above Street - 2, Low - 6
Utilities: Gas - 7, Septic - 6
Access: Dirt Road - 3
Fronting: Secondary Street - 3
Location: Neighborhood or Spot - 6
Parking Type:
Parking Quantity:
Parking Proximity:
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
06/10/2025	10:57 AM	9	FC	EC/CM		
07/06/2022		1	AR	JS DZ	GAIL & LYLE PEARL	
05/05/2020		0	AGR	DZ		

SALES INFORMATION

Date	Type	Sale Amount	Src	Validity	Inst Type	COV
07/01/1994	2	3,525	7	3		001614

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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RECENT APPEAL HISTORY

Tax Year	Hearing Date	Appeal Level	Case Number	Status	Final Action	Results Code	Hearing Value
2018	03/28/2018	INF	INF-480-2018	C	A	S1	52,040

2026 APPRAISED VALUE

Cls	Land	Building	Total
R	32.250	42.000	74.250

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	32.250	42.000	74.250

Total	32.250	42.000	74.250	Total	32.250	42.000	74.250
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TRACT DESCRIPTION

RURAL TOWNSHIP PARCEL, S09, T32, R07,
ACRES 7, TR BEG NE COR NE4 S 478.24 SWLY
604.1 N 692.66 E 576.36 TO POB LESS RD R/W
SECTION 09 TOWNSHIP 32 RANGE 07

PARCEL COMMENTS

App-Com: INF-480-2018-; Land-Ac/Sf: delete residual acres and added to primary 2024,

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
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NEW CONSTRUCTION

Class	Value	Reason Code
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MARKET LAND INFORMATION

Method	Type	Link	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	Value Est
Acre	1-Primary Site - 1		1.00											21	1.00	13.250.00	5.750.00	5.750.00	13.250
Acre	3-Residual - 3		6.00											21	1.00	6.000.00	2.600.00	2.600.00	19.000

Total Market Land Value 32,250

HPCENTRAL Property Record Card

Parcel ID: 039-082-09-0-00-00-001.01-0

Quick Ref: R2567

Tax Year: 2026

Run Date: 8/7/2025 10:45:39 AM

DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 2.00-FR
 Year Blt: Est:
 Eff Year: Link:
 MS Style: 1-One Story
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area:
 Calculated Area:
 Main Floor Living Area:
 Upper Floor Living Area Pct:
 CDU: FR-
 CDU Reason:
 Phys/Func/Econ: AV / /
 Ovr Pct Gd/Rsn:
 Remodel:
 Percent Complete:
 Assessment Class:
 MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 16-Manufactured Home
 Bsmt Type: 2-Crawl - 2
 Total Rooms: Bedrooms:
 Family Rooms:
 Full Baths: Half Baths:
 Garage Cap:
 Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

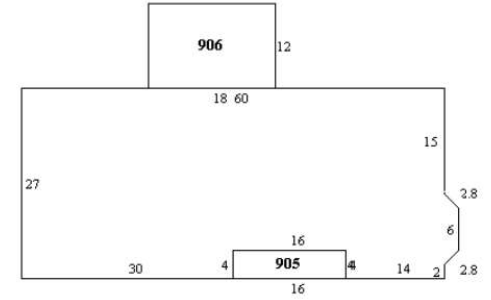
Dwelling RCN: 189,067
 Percent Good: 41
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 77,520
 Other Improvement RCN: 14,010
 Other Improvement Value: 1,880

CALCULATED VALUES

Cost Land: 32,250
 Cost Building: 79,400
 Cost Total: 111,650
 Income Value: 0
 Market Value: 0
 MRA Value: 0
 Weighted Estimate: 0

FINAL VALUES

Value Method: COST
 Land Value: 32,250
 Building Value: 79,400
 Final Value: 111,650
 Prior Value: 74,250



BUILDING COMMENTS

DwellComp: 18X21, 18X21 OUT BY AG BUILDINGS, 20X26 OUT BY AG BUILDINGS

SKETCH VECTORS

A0CU27R60D15VR2D2D6VL2D2D2L14U4L16D4L30; A1R30CU4X16; A2U27R18CU12X18

OTHER BUILDING IMPROVEMENTS

No.	Link	Occupancy	MSCls	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
1		456-Tool Shed	D	2.00	1	1991			192	56	7	16 X 12	1.00	3	3					4,570	35	1,600
2		456-Tool Shed	D	0.60	1	1925			160	52	8	16 X 10	1.00	0	0					1,922	0	0
3		456-Tool Shed	D	0.60	1	1910			160	52	8	16 X 10	1.00	0	0					1,922	0	0
4		456-Tool Shed	D	1.00	1	1970			432	96	8		1.00	1	1					5,598	5	280

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
107-Frame, Siding, Vinyl		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	8			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,572			
641-Single 1-Story Fireplace	1			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
724-Carport, Aluminum	378		1.33	
724-Carport, Aluminum	378		1.33	
724-Carport, Aluminum	520		1.33	
905-Raised Slab Porch with Roof	64			
906-Wood Deck with Roof	216		3.00	1991

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Parcel ID: 039-082-09-0-00-00-001.01-0

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OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	910-Single -Wall-Boards on Wood		100				
2	910-Single -Wall-Boards on Wood		100				
3	910-Single -Wall-Boards on Wood		100				
4	918-Single -Metal on Wood Frame		100				

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Quick Ref: R2567

Tax Year: 2026

Run Date: 8/7/2025 10:45:39 AM

DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.00-FR
Year Blt: Est: Yes
Eff Year: Link: 99
MS Style: 1-One Story
LBCSStruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area:
Main Floor Living Area:
Upper Floor Living Area Pct:
CDU: UN
CDU Reason:
Phys/Func/Econ: UN / /
Ovr Pct Gd/Rsn:
Remodel:
Percent Complete:
Assessment Class:
MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 09-Old Style
Bsmt Type: 2-Crawl - 2
Total Rooms: Bedrooms:
Family Rooms:
Full Baths: Half Baths:
Garage Cap:
Foundation: Block - 3

IMPROVEMENT COST SUMMARY

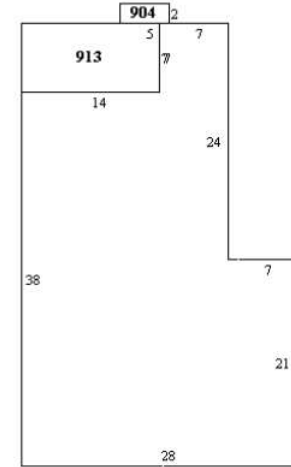
Dwelling RCN: 117,054
Percent Good: 0
Mkt Adj: 100 Eco Adj: 100
Building Value: 0
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 32,250
Cost Building: 79,400
Cost Total: 111,650
Income Value: 0
Market Value: 0
MRA Value: 0
Weighted Estimate: 0

FINAL VALUES

Value Method: COST
Land Value: 32,250
Building Value: 79,400
Final Value: 111,650
Prior Value: 74,250



BUILDING COMMENTS

SKETCH VECTORS

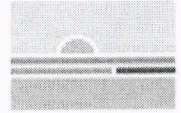
A0CU38R14U7R7D24R7D21L28; A2U45R10CU2X5; A1U38CU7X14

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
116-Frame, Siding/Shingle		100		
208-Composition Shingle		100		
313-Wall Furnace		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	5			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	994			
904-Slab Porch with Roof	10			
913-Enclosed Wood Deck, Screened Walls	98		1.00	

PROPERTY TAX INFORMATION

3148935



Database was last updated on 08/18/2025

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Tax Statement Details

Type	CAMA Number	Tax Identification
RL	082 09 0 00 00 001 01 0 01	042-08209000000010100000
Owner ID	PEAR00039PEARL, MORGAN	
Taxpayer ID	PEAR00039PEARL, MORGAN	
Situs Address: 205 NW 90; 67058		
Subdivision	Block	Lot(s)
RURAL TOWNSHIP PARCEL		
		Section9
		Township32
		Range 7

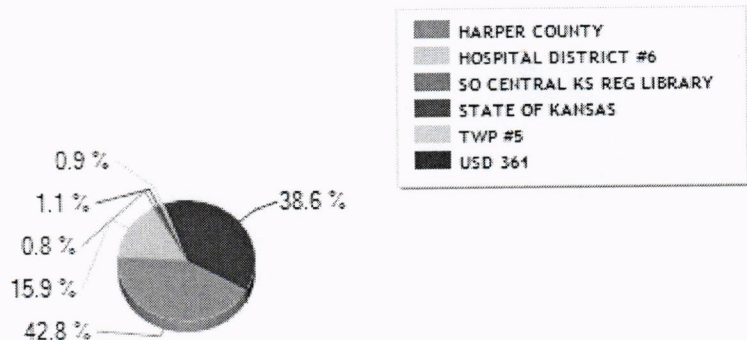
[Current Taxes](#)
[Current Real Estate Detail](#)
[Print Friendly Version](#)

Statement # 0006653

Details

Total Assessed Value:	\$9,061.00
Total Mill Levy:	142.32500
General Tax:	\$1,117.12
Specials:	\$0.00
Total Tax:	\$1,117.12
Received To Date:	\$1,117.12
Balance:	\$0.00
Interest To Date:	\$0.00
Fees:	\$0.00
Total Due:	\$0.00

Taxes by Tax Districts



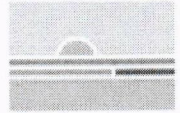
Receipt Information

Receipt #	Date	Tax Year	Tax	Int/Fee
872	12/13/2024	2024	\$558.56	\$0.00
5057	4/25/2025	2024	\$558.56	\$0.00

For delinquent tax pay off amount contact Harper County Treasurer, 201 N. Jennings Ave, 2nd Floor, Anthony, KS 67003, 620-842-5191.

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PROPERTY TAX INFORMATION



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Tax History Information

Type RL
CAMA Number 082 09 0 00 00 001 01 0 01
Owner ID PEAR00039PEARL, MORGAN
Taxpayer ID PEAR00039PEARL, MORGAN
Situs Address: 205 NW 90; 67058

Tax Identification
042-08209000000010100000

[Current Taxes](#)
[Current Real Estate Detail](#)

[Print Friendly Version](#)

Subdivision RURAL TOWNSHIP PARCEL
Block
Lot(s)
Section9
Township32
Range 7

Year	Owner ID	Statement #	Line #	Warrant #	Specials Description	Specials Payoff	1st Half Due	2nd Half Due	Total Due*	1st Half Paid	2nd Half Paid
2023	PEAR00001	0005770	001			0.00	427.09	427.09	0.00	Yes	Yes
2022	PEAR00001	0004420	001			0.00	355.02	355.02	0.00	Yes	Yes
2021	PEAR00001	0000884	001			0.00	348.78	348.78	0.00	Yes	Yes
2020	PEAR00001	0002036	001			0.00	363.19	363.19	0.00	Yes	Yes
2019	PEAR00001	0002654	001			0.00	400.03	400.03	0.00	Yes	Yes
2018	PEAR00001	0002671	001			0.00	402.78	402.78	0.00	Yes	Yes
2017	PEAR00001	0008116	001			0.00	408.19	408.18	0.00	Yes	Yes
2016	PEAR00001	0008125	001			0.00	438.99	438.99	0.00	Yes	Yes
2015	PEAR00001	0008250	001			0.00	382.48	382.47	0.00	Yes	Yes
2014	PEAR00001	0007906	001			0.00	322.95	322.95	0.00	Yes	Yes
2013	PEAR00001	0007771	001			0.00	344.35	344.35	0.00	Yes	Yes
2012	PEAR00001	0007404	001			0.00	372.52	372.51	0.00	Yes	Yes
2011	PEAR00001	0007306	001			0.00	378.96	378.96	0.00	Yes	Yes
2010	PEAR00001	0006841	001			0.00	379.00	378.99	0.00	Yes	Yes
2009	PEAR00001	0007010	001			0.00	345.71	345.70	0.00	Yes	Yes
2008	PEAR00001	0006558	001			0.00	388.16	388.16	0.00	Yes	Yes
2007	PEAR00001	0007062	001			0.00	376.23	376.22	0.00	Yes	Yes
2006	PEAR00001	0007107	001	250		0.00	374.56	374.55	0.00	Yes	Yes
2005	PEAR00001	0006868	001			0.00	397.06	397.06	0.00	Yes	Yes

Click on underlined tax year to see payment detail and where the tax dollars go.

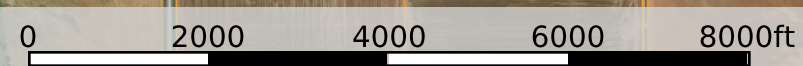
* - Does not include all interest, penalties and fees.

** - Specials payoff amount for current year only.

For delinquent tax pay off amount contact Harper County Treasurer, 201 N. Jennings Ave, 2nd Floor, Anthony, KS 67003, 620-842-5191.

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Seller's Property Disclosure

(To be completed by Seller)

This report supersedes any list appearing in the MLS

Property Address: 205 NW 90 Rd, Harper, KS 67058

Seller: Morgan Pearl, Jewel Murdock, and Crystal Worthan Date of Purchase

Message to the Seller: This statement is a disclosure of the condition of the above described Property known by the SELLER on the date that it is signed. It is not a warranty of any kind by the SELLER(S) or any real estate licensees involved in this transaction, and should not be accepted as a substitute for any inspections or warranties the BUYER(S) may wish to obtain. If you know something important about the Property that is not addressed on the Seller's Property Disclosure, add that information to the form. Prospective Buyers may rely on the information you provide.

Instructions: (1) Complete this form yourself. (2) Answer all questions truthfully and as fully as possible. (3) Attach all available supporting documentation. (4) Use explanation lines as necessary. (5) If you do not have the personal knowledge to answer a question, use the comment lines to explain.

By signing below you acknowledge that the failure to disclose known material information about the Property may result in liability.

Message to the Buyer: Although Seller's Property Disclosure is designed to assist the SELLER in disclosing all known material (important) facts about the Property, there are likely facts about the Property that the SELLER does not know. Therefore, it is important that you take an active role in obtaining the information about the Property.

Instructions: (1) Review this form and any attachments carefully. (2) Verify all important information. (3) Ask about any incomplete or inadequate responses. (4) Inquire about any concerns not addressed on the Seller's Property Disclosure. (5) Obtain professional inspections of the Property. (6) Investigate the surrounding area.

THE FOLLOWING ARE REPRESENTATIONS OF THE SELLER(S) AND ARE NOT INDEPENDENTLY VERIFIED BY THE BROKER(S) OR AGENTS(S).

PART I

APPLIANCES						ELECTRICAL									
TRANSFERS TO BUYER		Smart Device	Indicate the condition of the following items by marking the appropriate boxes.	TRANSFERS TO BUYER		Smart Device	Indicate the condition of the following items by marking the appropriate boxes.								
None	Does Not Transfer			Working	Not Working			Don't Know							
☒	☐	☐	☐	☐	☐	☐	Disposal	☐	☐	☒	☐	☐	☐	☐	Smoke/Fire Detectors
☐	☐	☒	☐	☐	☐	☐	Dishwasher	☐	☐	☒	☐	☐	☐	☐	Light Fixtures
☐	☐	☒	☐	☐	☐	☐	Oven	☐	☐	☒	☐	☐	☐	☐	Switches/Outlets
☐	☐	☒	☐	☐	☐	☐	Range (Circle One) Gas Electric	☐	☐	☒	☐	☐	☐	☐	Ceiling Fan(s)
☒	☐	☐	☐	☐	☐	☐	Microwave	☐	☐	☒	☐	☐	☐	☐	Bathroom Vent Fan(s)
							Built in (Circle One) YES NO	☐	☐	☒	☐	☐	☐	☐	Telephone Wiring/Blocks/Jacks
☐	☐	☐	☒	☐	☐	☐	Range Hood	☐	☐	☒	☐	☐	☐	☐	Door Bell
							Vented Outside (Circle One) YES NO	☒	☐	☐	☐	☐	☐	☐	Intercom
☐	☐	☒	☐	☐	☐	☐	Kitchen Refrigerator	☒	☐	☐	☐	☐	☐	☐	Garage Door Opener
☐	☐	☒	☐	☐	☐	☐	Clothes Washer	# of Remotes: _____				Keypad Entry: (Circle One) YES NO			
☐	☐	☒	☐	☐	☐	☐	Clothes Dryer	☐	☐	☐	☒	☐	☐	☐	Aluminum Wiring
☐	☐	☒	☐	☐	☐	☐	Trash Compactor	☐	☐	☐	☒	☐	☐	☐	Copper Wiring
☒	☐	☐	☐	☐	☐	☐	Central Vacuum	☐	☐	☒	☐	☐	☐	☐	220 Volt
☒	☐	☐	☐	☐	☐	☐	Exterior Attached Gas Grill			☒	☐	☐	☐	☐	Service Panel Total Amps
☐	☐	☐	☐	☐	☐	☐	Other: _____	☒	☐	☐	☐	☐	☐	☐	Solar Equipment - (Circle One) Own Rent/Lease Company
☐	☐	☐	☐	☐	☐	☐	Other: _____	☒	☐	☐	☐	☐	☐	☐	Wind - (Circle One) Own Rent/Lease
☐	☐	☐	☐	☐	☐	☐	Other: _____	☒	☐	☐	☐	☐	☐	☐	Hydroelectric - (Circle One) Own Rent/Lease
☐	☐	☐	☐	☐	☐	☐	Other: _____	☒	☐	☐	☐	☐	☐	☐	Security System - (Circle One) Own Rent/Lease Company
Comments:								☒	☐	☐	☐	☐	☐	☐	Audio/Video Surveillance System

WATER/SEWAGE SYSTEMS (See Part II Also)						HEATING & COOLING SYSTEMS										
		TRANSFERS TO BUYER				Indicate the condition of the following items by marking the appropriate boxes.			TRANSFERS TO BUYER				Indicate the condition of the following items by marking the appropriate boxes.			
None Does Not Transfer	Working	Not Working	Don't Know	Smart Device	None Does Not Transfer		Working	Not Working	Don't Know	Smart Device						
☐	☐	☒	☐	☐	☐	Sewage Systems					☐	☐	☒	☐	☐	Cooling System
☒	☐	☐	☐	☐	☐	Sump Pump					☒					Type
☒	☐	☐	☐	☐	☐	Backup Sump Pump/Battery					☒					Age
☐	☐	☒	☐	☐	☐	Plumbing					☐	☐	☒	☐	☐	Heating System
					☒	Type					☒					Type
☐	☐	☒	☐	☐	☐	Water Heater (Circle One) Elect Gas					☒					Age
					☒	Size & Age					☒	☐	☐	☐	Window/Wall Air Conditioning Units	
☒	☐	☐	☐	☐	☐	Instant Hot Water					☒	☐	☐	☐	Electronic Air Filter	
☒	☐	☐	☐	☐	☐	Water Softener					☒	☐	☐	☐	Humidifier	
						(Circle One) Own Rent/Lease					☐	☐	☒	☐	Fireplace	
						Company					☒	☐	☐	☐	Fireplace Insert	
☒	☐	☐	☐	☐	☐	Water Purifier/Reverse Osmosis					☒	☐	☐	☐	Wood burning Stove	
☒	☐	☐	☐	☐	☐	Underground Sprinkler System					☒					Chimney/Flue - Date Last Cleaned
						Backflow Device (Circle One) YES NO					☐	☐	☐	☒	Gas Log Lighter	
						Date Last Tested or Inspected					☒	☐	☐	☐	Whole House Attic Fan	
☒	☐	☐	☐	☐	☐	Pool Equipment					☒	☐	☐	☐	Solar Equipment - (Circle One) Own Rent/Lease	
☒	☐	☐	☐	☐	☐	Hot Tub/Spa										Company
Comments:						☒						☐	☐	☐	Geothermal	
						☐						☐	☐	☒	Propane Tank - (Circle One) Own Rent/Lease	
												Company				
						Comments:										
MEDIA																
		TRANSFERS TO BUYER				Indicate the condition of the following items by marking the appropriate boxes.	SMART DEVICES									
None Does Not Transfer	Working	Not Working	Don't Know	Smart Device	None Does Not Transfer		Working	Not Working	Don't Know	Smart Device						
☐	☒	☐	☐	☐	☐	Satellite Dish					Any additional smart technology devices not covered in this form to transfer with the property, and any additional comments. Please list below:					
☒	☐	☐	☐	☐	# of Rcvrs/Remotes											
☐	☒	☐	☐	☐	Attached Antennas											
☐	☐	☒	☐	☐	Cable TV Wiring/Jacks											
☒	☐	☐	☐	☐	Attached Television Mount(s)											
☒	☐	☐	☐	☐	☐	Projector(s)					Any Additional Comments For Part I.					
☒	☐	☐	☐	☐	Projector Screen(s)											
☒	☐	☐	☐	☐	Surround Sound Speakers											
☒	☐	☐	☐	☐	Wired for Surround Sound											
Comments:						The Sellers Disclosure was completed by the children to the best of their ability.										

PART II

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	
			SECTION 1
			STRUCTURAL FOUNDATION/WALLS
☐	☒	☐	Are any exterior walls covered with Exterior Insulation & Finish System (synthetic stucco)? If YES, are you aware of any adverse conditions? _____
			Indicate all that apply: ☐ Basement ☐ Crawl Space ☐ Slab
☐	☒	☐	Are there any structural engineer's report(s) available? If YES, Date of Report: _____ Copy Attached? (Mark One): ☐ YES ☐ NO
<i>To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)</i>			
☐	☐	☒	Movement, shifting, deterioration or other problems with walls or foundation?
☐	☐	☒	Cracks or flaws in the walls, floors or foundation?
☐	☒	☐	Problems with driveways, walkways, patios, retaining walls, party walls?
☐	☒	☐	Problems with operation of windows or doors, or broken seals?
☐	☐	☒	Any corrective actions to items in this section? (Example - Piering, bracing, etc.)
☐	☒	☐	Are there any transferable warranties? Date: _____ (If YES, explain below and attach copy.)
☒	☐	☐	Is there insulation in the walls?
☒	☐	☐	Is there insulation in the floors?
Additional Comments:			
			SECTION 2
			ROOF/INSULATION
☒	☐	☐	Age: _____ Type: _____
☒	☐	☐	To your knowledge, are there any ☒ PAST ☐ PRESENT roof leaks? (Mark One) If any, identify details below.
☒	☐	☐	During your ownership, has the roof ever been ☒ REPLACED? ☐ REPAIRED? (Mark One) If YES, Date: <u>do not know</u> (Identify details below.)
☐	☒	☐	Are there any transferable warranties? Date: _____ (If YES, explain below and attach copy.)
☐	☒	☐	Do you know of any problems with chimneys or chases? (If YES, explain below.)
☐	☒	☐	Do you know of any problems with roof, roof structure or rain gutters? (If YES, explain below.)
☒	☐	☐	Is there insulation in the ceiling/attic?
Additional Comments:			
Above skylight in kitchen there was a roof leak but it has been repaired. The roof leak in the second bedroom was also fixed.			
			SECTION 3
			MOLD/MILDEW
According to the EPA, molds are part of the natural environment. Molds reproduce by means of tiny spores that are invisible to the naked eye, and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. Inhaling or touching mold spores may cause allergic reactions in sensitive individuals.			
<i>To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)</i>			
☐	☐	☒	Presence of any mold/mildew in the property?
☐	☐	☒	Any problems created by mold or mildew for occupants of the structure during your ownership?
☐	☒	☐	Have you had any inspections for mold or mildew? If YES, Date: _____ (If YES, explain below.)
☐	☒	☐	Have you received any reports pertaining to mold or mildew on or within the structure? (If YES, attach.)
☐	☒	☐	Has the property had any professional mold remediation during your ownership? If YES, Date: _____
Additional Comments:			

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 4 WATER/SEWAGE SYSTEMS	
☐	☒	☐	Is the property connected to City Water?	
☒	☐	☐	Is the property connected to Rural Water? If YES, Transfer Fee: <u>yes</u> District: <u>RWD #5</u>	
☒	☐	☐	Is the property connected to any private water systems? (Mark all that apply.)	
			☒ Drinking Well	☐ Irrigation Well ☐ Geo-Thermal Well
☐	☒	☐	Working?	Type: _____ Location: _____ Depth: _____
☐	☐	☐	Working?	Type: _____ Location: _____ Depth: _____
☐	☐	☐	Working?	Type: _____ Location: _____ Depth: _____
☐	☐	☒	Has the water in any wells shown test results of contamination? (If YES, explain below.)	
☐	☒	☐	Is the property connected to a public sewer system? If shared lagoon/septic system, explain below.	
☒	☐	☐	Is the property connected to a septic system? Date Last Pumped: <u>Do not know</u>	
			Tank Size: <u>Do not know</u> Location: <u>south of the house</u>	
			# feet laterals: <u>do not know</u> # Feet infiltrators: <u>do not know</u> Location: <u>south of the house</u>	
☒	☐	☐	Is the property connected to a lagoon system? Location: <u>south of the house</u>	
☐	☒	☐	Is the property connected to some other type of waste disposal system? (If YES, explain below.)	
☐	☐	☒	Has the main waste disposal line ever been snaked or scoped?	
☐	☐	☒	To your knowledge, is there any problem relating to the waste disposal system?	
Additional Comments:				

YES	NO	DON'T KNOW	SECTION 5 WATER INTRUSION/LEAKS	
<i>To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)</i>				
☐	☒	☐	Any water leakage in or around the fireplace or chimney?	
☒	☐	☐	Any water leakage around (If YES, mark all that apply.) ☐ WINDOWS ☒ SKYLIGHTS ☐ DOORS?	
☒	☐	☐	Any leaks occurring in any plumbing, water supply lines, drains, sewer lines, etc.?	
☐	☐	☒	Any leaks caused by appliances?	
☐	☐	☒	Any leaks from any condensation drain lines, humidifier, dehumidifier, etc.?	
☒	☐	☐	Any water leakage into (If YES, mark all that apply.) ☐ BASEMENT ☒ CRAWL SPACE	
☐	☐	☒	Any accumulation of water within the basement/crawl space?	
☐	☒	☐	Sump Pump(s) Location(s): _____	
☐	☒	☐	Drain Tiles (If YES, mark all that apply.) ☐ INTERIOR ☐ EXTERIOR	
Additional Comments:				

Water leak around kitchen skylight years ago and was repaired. All past leaks in any plumbing has been repaired.

YES	NO	DON'T KNOW	SECTION 6 PEST, WOOD INFESTATION & DRY ROT	
☐	☐	☒	Do you have any knowledge of the following items on/affecting the property? (Mark all that apply.)	
			☐ WOOD DESTROYING INSECTS	☐ DRY ROT ☐ OTHER WOOD INFESTATION
☐	☐	☒	Any knowledge of any damage to the property caused by the following items? (Mark all that apply.)	
			☐ WOOD DESTROYING INSECTS	☐ DRY ROT ☐ OTHER WOOD INFESTATION
☐	☒	☐	Have there been any repairs of such damage? (If YES, explain below.)	
☐	☒	☐	Is the property currently under a termite warranty or other coverage by a licensed pest control company?	
			Company: _____ Warranty Expiration Date: _____	
☐	☒	☐	Any wood destroying insects control reports in the last 5 years? (If YES, explain below.)	
☐	☒	☐	Any professional wood destroying insects control treatments in the last 5 years? (If YES, explain below.)	
☐	☒	☐	Any pest control reports in the last 5 years? (If YES, explain below.)	
☐	☒	☐	Any professional pest control treatments in the last 5 years? (If YES, explain below.)	
Additional Comments:				

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 7 ENVIRONMENTAL CONDITIONS
☐	☒	☐	Is the property located in a subdivision with a master drainage plan?
☐	☐	☐	If YES, is the property in compliance?
☐	☒	☐	Has the property ever had any drainage problems during your ownership? (If YES, explain below.)
☐	☒	☐	Are there any producing or non-producing gas/oil wells on the property or adjacent property?
☒	☐	☐	Do mineral rights convey to buyer? If NO, please define: _____
			Groundwater contamination has been detected in several areas in the State of Kansas.
☐	☒	☐	Are you aware of groundwater contamination or other environmental concerns?
☐	☒	☐	Any reports or records pertaining to groundwater contamination or other environmental concerns?
☐	☒	☐	Are there any diseased or dead trees and shrubs?
			To your knowledge, are any of the following substances, materials, products on the real property? (YES or NO Only.)
☐	☒	☐	Asbestos
☐	☒	☐	Contaminated soil or water (including drinking water)
☒	☐	☐	Landfill or buried materials
☐	☒	☐	Lead-based paint (If YES, attach disclosure.)
☐	☒	☐	Radon gas in house or well Has a mitigation system been installed? (Mark One) ☐ YES ☐ NO
☐	☒	☐	Methane Gas
☐	☒	☐	Oil sheers in wet areas
☐	☒	☐	Radioactive material
☐	☒	☐	Toxic material disposal (solvents, chemicals, etc.)
☐	☒	☐	Underground fuel or chemical storage tanks
☐	☐	☒	EMFs (Electro Magnetic Fields)
☐	☐	☒	Urea formaldehyde foam insulation (UFFI)
☐	☐	☐	Other: _____
☐	☒	☐	Are you aware if any portion of the property has ever been used for the manufacture of, or storage of, chemicals or equipment used in manufacturing methamphetamine, ecstasy, LSD or any other illegal substances?
☐	☒	☐	To your knowledge, are any of the above conditions present near your property?

Comments:

YES	NO	DON'T KNOW	SECTION 8 BOUNDARIES/LAND
☐	☒	☐	Have you had a survey of the property? (If YES, attach copy if available.)
☒	☐	☐	Are the boundaries of your property marked in any way?
☒	☐	☐	Is there any fencing on the boundaries of the property?
☐	☐	☒	Does fencing belong to the property? If YES, which sides? _____
☐	☐	☒	Are there any features of the property shared in common with adjoining landowners, such as, walls, fences, roads, driveways? (If YES, explain below.)
☐	☐	☒	Is the property owner responsible for maintenance of any such shared feature(s)?
☐	☒	☐	To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?
☐	☐	☒	To your knowledge, is any portion of the property located in a federally designated flood plain?
☐	☒	☐	Do you currently, or have you ever, paid flood insurance for the property?
☐	☒	☐	To your knowledge, is any portion of the property located in a designated wetlands area?
☐	☒	☐	Do you know of any of the following items that have occurred on the property or in the immediate area? (Mark all that apply.)

☐ EXPANSIVE SOIL

☐ FILL DIRT

☐ SLIDING

☐ SETTLING

☐ EARTH MOVEMENT

☐ UPHEAVAL

☐ EARTH STABILITY PROBLEMS

Comments:

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 9
SPECIAL ASSESSMENTS AND HOMEOWNER'S ASSOCIATION			
The law requires that the Seller disclose the existence of special assessments against a property.			
☐	☒	☐	Any current/pending bonds, assessments, or special taxes that apply to property?
☐	☒	☐	The property may be subject to special assessments or is located in an improvement district? (Refer to relevant tax disclosure - Mark One).
			☐ Owner ☐ County ☐ Public Record ☐ Other: _____
☐	☒	☐	Is the property subject to rules or regulations of an active Homeowner's Association?
			Annual Dues? _____ Initiation Fee? _____
			Homeowner's Association contact information: _____
☐	☒	☐	Is the property subject to a right of first refusal?
☐	☒	☐	Is the property subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions?
☐	☒	☐	Any violations of such covenants and restrictions?
Comments:			

YES	NO	DON'T KNOW	SECTION 10
MISCELLANEOUS			
☐	☐	☒	Have any improvements or repairs (including, but not limited to, HVAC, plumbing, electrical, structural additions) been made to the property without obtaining required permits ?
☐	☒	☐	Are any local, state, or federal agencies requiring repairs, alterations, or corrections of any existing conditions?
☐	☒	☐	Is the present use of the property a non-conforming use?
☐	☐	☒	Have there been any insurance claims during the seller's ownership?
			Were repairs made? If so, explain: _____
☐	☐	☒	Is there any unrepaired damage due to hail, storm, wind, fire or flood?
☐	☒	☐	Are there any stains, tears, burns, holes, etc., in the property that are not readily visible?
☒	☐	☐	Does a pet(s) reside or has a pet(s) ever resided in or on the property?
☐	☒	☐	Is there any damage due to pets, interior/exterior, including, but not limited to, odors, stains, etc.?
☒	☐		Do all window and door treatments remain? If NO, please list: _____
☒	☐		Does any other personal property remain? If YES, please list: carports, shed, outbuildings, barn
☐	☒	☐	Does the property contain any of the following? (Mark all that apply.)
			☐ Swimming Pool ☐ Spa ☐ Hot Tub ☐ Sauna ☐ Water Feature
☐	☒	☐	If YES, are either of the following heated? ☐ Swimming Pool ☐ Spa If yes, type of heat? _____
☐	☒	☐	Are you aware of any past or present problems relating to the swimming pool, spa, hot tub, sauna or water feature?
			Explain: _____
☐	☒	☐	Is the property in a historic, holistic, conservation or special review district, that requires any alterations or improvements to the Property, be approved by a board or commission?
☒	☐	☐	Are there any other facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property?
☐	☒	☐	Are there any transferable warranties on the property or any of its components?
Comments:			
There is a busy train track to the south of the property.			

Any Additional Comments For Part II:

The Sellers Disclosure was completed by the children to the best of their ability.

SELLER'S ACKNOWLEDGEMENT

Seller acknowledges that: the information contained in this disclosure is accurate, true and complete to the best of Seller's knowledge, information and belief; Seller has provided all the information contained in this Seller's Property Disclosure; and that the Broker/Realtor® has not prepared, nor assisted in the preparation of this Disclosure. Seller hereby indemnifies, holds harmless and releases all Brokers/Realtors® involved in the sale of the property from all liability, claims, loss, cost, or damage in connection with the information contained in this Disclosure. Seller hereby authorizes the listing broker to provide copies of this Disclosure to other real estate brokers and agents and prospective buyers of the property.

Seller is occupant: ☐ YES ☒ NO

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by Seller.

SELLER: Morgan Pearl Executor 8/3/2025

Date

SELLER: _____

Date

BUYER'S ACKNOWLEDGEMENT AND AGREEMENT

1. I have personally inspected the property. I have been advised to have the property examined by professional inspectors. Subject to any inspections, I agree to purchase the property in its present condition without representations or guarantees of any kind by the Seller or any REALTORS® concerning the condition or value of the property, except as given above or as stated in my contract with the Seller.

2. I acknowledge that neither Seller nor any REALTORS® involved in this transaction is an expert at detecting or repairing physical defects in the property.

3. I acknowledge that I have been informed that Kansas Law requires persons who are convicted of certain sexually violent crimes after April 14, 1994, to register with the sheriff of the county in which they reside. I have been advised that if I desire information regarding those registrants, I may find information on the home page of the Kansas Bureau of Investigation (KBI) at <http://www.kansas.gov/kbi/> or by contacting the local sheriff's office.

4. I acknowledge that McConnell Air Force Base is located within Sedgwick County and is an operational military Air Force base that is open 24 hours a day and activity at that base may generate noise. The volume, pitch, amount and frequency of noise may be affected by future changes in McConnell Air Force Base activity. I have been informed that if I desire information regarding potential for noise caused by the aircraft operations associated with McConnell Air Force Base and its operations, I may find information by contacting the Metropolitan Area Planning Department.

BUYER: _____

Date

BUYER: _____

Date

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PLEASE READ THE ENTIRE REPORT

205 NW 90th RD.
Harper, KS 67058

Prepared for: Morgan Pearl

Prepared by: Bryant Home Inspections LLC
1125 N Lewellen St
Wichita, KS 67203

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Bryant Home Inspections LLC

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09:59 August 23, 2025

Morgan Pearl
205 NW 90th RD.

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Home Inspection built in comments:

NOTE: ACCEPTANCE OF THIS REPORT CONSTITUTES ACCEPTANCE OF THE TERMS AND CONDITIONS OF THE INSPECTION AGREEMENT WHETHER SIGNED OR NOT. You should read and understand the agreement before accepting the report. The agreement limits our liability.

NOTE: The inspection and report are the property of Bryant Home Inspections LLC. The fee collected by Bryant Home Inspections grants permission to the contracted client for its use during the purchase of the property listed below. Should the client elect not to purchase this property, this report may not be distributed to, or used by any other party either directly or indirectly.

Property Information

Property Address: 205 NW 90th RD.
City: Harper State: KS Zip: 67058

Client Information

Client Name: Morgan Pearl
Email: mrphd19@hotmail.com

Inspection Company

Inspector Name Lisa Bryant
Company Name Bryant Home Inspections LLC
Address: 1125 N Lewellen St
City: Wichita State: KS Zip: 67203
Phone: 3166446545
Email: lisa@thebryantsinspecthomes.com Web: www.thebryantsinspecthomes.com
Amount Due: \$100 (reinspection fee) + \$25 (mileage) = \$125 Amount Received: \$125

Conditions

Others Present: Seller Property Occupied: Vacant
Inspection Date: 08/23/2025
Start Time: 0800 End Time: 0930
Utilities On: ☒ Yes ☐ No ☐ Not Applicable
Space Below Grade: Crawl Space
Building Type: Single family Garage:
Water Source: Well How Verified: Visual Inspection
Sewage Disposal: Septic How Verified: Visual Inspection

Exterior

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A NPNIM D

All Exterior Surface

- ☐☐☐☐☒ Type: Vinyl siding - Repaired. Gaps and cracks in the vinyl siding have been sealed.
- ☐☐☐☐☒ Trim: Wood - Repaired. Moisture damaged trim around cantilevered window of master bedroom has been replaced and the entire area has been painted to prevent future moisture damage.
- ☐☐☐☐☒ Fascia: Wood - Repaired. The front two areas of fascia that were damaged from moisture at the edges have been replaced and the raw edges appear sealed with paint to prevent moisture intrusion.
- ☐☐☐☐☒ Soffits: Wood - Repaired. The area of soffit identified to be wet at initial inspection has been replaced and sealed with paint.
- ☐☐☒☐☐ Door Bell:
- ☒☐☐☐☐ Entry Doors: Metal
- ☒☐☐☐☐ Windows:
- ☐☐☐☐☒ Window Screens: Unchanged. Small holes in master bedroom window screen present.
- ☒☐☐☐☐ Hose Bibs:
- ☒☐☐☐☐ Gas Meter:
- ☒☐☐☐☐ Main Gas Valve:

Roof

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A NPNIM D

All Roof Surface

- Method of Inspection: On roof
- ☐☐☐☐☒ Material: Asphalt shingle - Repaired. The two areas of ridge shingles that were damaged have either been sealed or replaced.
- Type: Gable
- ☒☐☐☐☐ Flashing:
- ☒☐☐☐☐ Valleys:
- ☐☐☐☐☒ Plumbing Vents: Repaired. The flanges at the base of the chimney flue and the adjacent vent are now flush with the shingles and have been sealed to prevent moisture intrusion.

Crawl Space

NOTE: It is important to note that all crawl spaces will contain some amount of active mold due to the elevated humidity and lack of ventilation common for these areas. A review for mold is outside of the scope of this inspection and its exclusion from this report does not mean mold is not present.

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A NPNI M D

Main Crawl Space

1. Method of Inspection: In the crawl space
2. ☐☐☐☐☒ Insulation: No changes to insulation defects from initial inspection.
3. ☐☐☐☐☒ Vapor Barrier: No changes to vapor barrier defects from initial inspection.

Air Conditioning

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A NPNI M D

AC System

1. ☐☐☐☐☒ Exposed Ductwork: Unchanged. Exposed plenum (sheet metal ductwork) under the furnace remains heavy with condensation due to humidity and lack of moisture barrier and insulation. This had not been repaired.

Plumbing

NOTE: It is not possible to determine the condition of the main waste line with out having it cleaned and scoped. Vacant homes are prone to sewer back up and it is recommended that you have this reviewed by a qualified contractor. Approximately 30 gallons of water was pushed through sewer drain lines to verify functional drainage of public sewer or septic system. Water conditioning/filtering systems are not within the scope of this inspection. The review of private sewage systems is beyond the scope of this inspection and need to be reviewed by the local municipality.

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A NPNI M D

1. ☐☐☐☐☒ Water Lines: Polybutelene and PEX - Repaired. Area that leaked in distribution lines under master bathroom have been replaced and are not leaking at time of inspection.

Plumbing (Continued)

2. ☐☐☐☐☒ Drain Pipes: Drain pipe under master bathroom remains unchanged. After running a significant amount of water from all fixtures in this bathroom, the line was not leaking at time of re-inspection.
- Water Heater _____

Bathroom

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D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

A NPNIM D

Front Hall Bathroom Bathroom _____

1. ☐☐☐☐☒ Toilets: Repaired. Toilet is no longer loose at the base.

Master Half Bathroom _____

2. ☐☐☐☐☒ Ceiling: Repaired. Water stains have been patched with texture.
3. ☐☐☐☐☒ Floor: Unchanged. Flooring has been adjusted however some gaps remain in front of the master vanity. I recommend a handyman or flooring contractor to evaluate for repair.
4. ☐☐☐☐☒ Doors: Unchanged. Master bathroom door remains difficult to latch. I recommend repair by a handyman if desired.
5. ☐☐☐☐☒ Windows: Unchanged. Master bathroom interior window remains gapped in one corner as it does not seat fully in the frame. I recommend evaluation by a window contractor if desired.
6. ☐☐☐☐☒ Faucets/Traps: Repaired. Master bathroom sink supply lines not leaking at re-inspection and the shower fixture has been replaced and is no longer leaking.
7. ☒☐☐☐☐ Toilets: Repaired. Master bathroom toilet no longer loose at the base.

Kitchen

NOTE: It is important to note that stove tops, ranges, microwaves, trash compactors and refrigerators are not part of this inspection. Although I can turn on burners and tell you if they get hot, I can not insure that any of the cooking appliances will hold and maintain a constant temperature, nor can I insure the refrigerator holds a constant temperature. Dishwashers and garbage disposal units will be operated.

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A NPNIM D

Kitchen _____

1. ☐☐☒☐☐ Cooking Appliances:

Kitchen (Continued)

2. ☐☐☐☐☒ Dishwasher: Repaired. Dishwasher is now able to open fully as trim has been adjusted.
3. ☐☐☒☐☐ Trash Compactor:
4. ☐☐☒☐☐ Refrigerator:
5. ☐☐☒☐☐ Microwave:
6. ☒☐☐☐☐ Sink:
7. ☒☐☐☐☐ Electrical: 110 VAC outlets and lighting circuits
8. ☐☐☐☐☒ Plumbing/Fixtures: Repaired. The plumbing under the kitchen sink is no longer loose and the sink faucet has been replaced.
9. ☐☐☐☒☐ Counter Tops: Unchanged. Counter tops nearest to stove have warping due to previous moisture exposure.
10. ☒☐☐☐☐ Cabinets:
11. ☒☐☐☐☐ Pantry:
12. ☒☐☐☐☐ Ceiling: Drywall
13. ☒☐☐☐☐ Walls: Drywall
14. ☒☐☐☐☐ Floor: Hard Surface
15. ☒☐☐☐☐ Doors: Hollow wood
16. ☐☐☐☐☒ Windows: Unchanged. The kitchen exterior window at dining room is cracked. I recommend a window contractor to repair/replace if desired.

Interior Rooms

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

A NPNIM D

Living Space

1. ☒☐☐☐☐ Ceiling: Drywall
2. ☒☐☐☐☐ Walls: Drywall
3. ☒☐☐☐☐ Floor: Carpet and hard surface
4. ☒☐☐☐☐ Doors: Hollow wood
5. ☒☐☐☐☐ Windows:
6. ☒☐☐☐☐ Electrical: 110 VAC outlets and lighting circuits
7. ☒☐☐☐☐ HVAC Source: Heating system register
8. ☐☐☐☒☐ Smoke Detector: I recommend all smoke detectors be replaced or if not present, added to each bedroom, in the hall outside of the bedrooms, if a basement is present, one must be at the base of the stairs and if the home has multiple levels, at least one on each level of the home.

Final Comments

This report describes the re-inspection of the defects found on original inspection. Even items that have been repaired are marked "defective" and "marginal" to allow photos to display the current condition of these items even if they are no longer considered to be defective or marginal. Please see comments with each photo and section.

Outbuildings were not re-inspected.

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Kitchen

1. Kitchen Counter Tops: Unchanged. Counter tops nearest to stove have warping due to previous moisture exposure.



Interior Rooms

2. Living Space Smoke Detector: I recommend all smoke detectors be replaced or if not present, added to each bedroom, in the hall outside of the bedrooms, if a basement is present, one must be at the base of the stairs and if the home has multiple levels, at least one on each level of the home.

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior

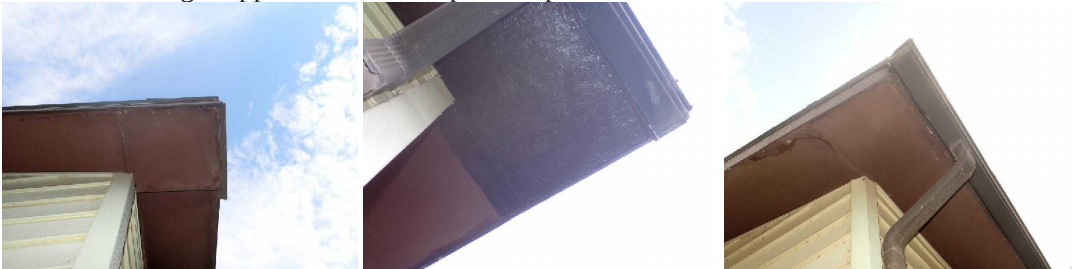
1. All Exterior Surface Type: Vinyl siding - Repaired. Gaps and cracks in the vinyl siding have been sealed.



2. Trim: Wood - Repaired. Moisture damaged trim around cantilevered window of master bedroom has been replaced and the entire area has been painted to prevent future moisture damage.



3. Fascia: Wood - Repaired. The front two areas of fascia that were damaged from moisture at the edges have been replaced and the raw edges appear sealed with paint to prevent moisture intrusion.



4. Soffits: Wood - Repaired. The area of soffit identified to be wet at initial inspection has been replaced and sealed with paint.



Defective Summary (Continued)

5. Window Screens: Unchanged. Small holes in master bedroom window screen present.



Roof

6. All Roof Surface Material: Asphalt shingle - Repaired. The two areas of ridge shingles that were damaged have either been sealed or replaced.



7. Plumbing Vents: Repaired. The flanges at the base of the chimney flue and the adjacent vent are now flush with the shingles and have been sealed to prevent moisture intrusion.



Crawl Space

8. Main Crawl Space Insulation: No changes to insulation defects from initial inspection.



9. Main Crawl Space Vapor Barrier: No changes to vapor barrier defects from initial inspection.

Crawl Space (Continued)



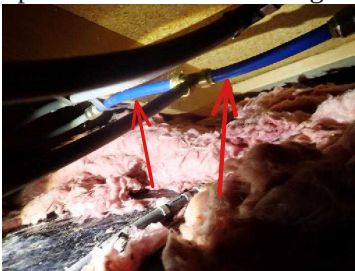
Air Conditioning

10. Exposed Ductwork: Unchanged. Exposed plenum (sheet metal ductwork) under the furnace remains heavy with condensation due to humidity and lack of moisture barrier and insulation. This had not been repaired.



Plumbing

11. Water Lines: Polybutelene and PEX - Repaired. Area that leaked in distribution lines under master bathroom have been replaced and are not leaking at time of inspection.



12. Drain Pipes: Drain pipe under master bathroom remains unchanged. After running a significant amount of water from all fixtures in this bathroom, the line was not leaking at time of re-inspection.



Defective Summary (Continued)

Bathroom

13. Front Hall Bathroom Bathroom Toilets: Repaired. Toilet is no longer loose at the base.



14. Master Half Bathroom Ceiling: Repaired. Water stains have been patched with texture.



15. Master Half Bathroom Floor: Unchanged. Flooring has been adjusted however some gaps remain in front of the master vanity. I recommend a handyman or flooring contractor to evaluate for repair.



16. Master Half Bathroom Doors: Unchanged. Master bathroom door remains difficult to latch. I recommend repair by a handyman if desired.



Defective Summary (Continued)

17. Master Half Bathroom Windows: Unchanged. Master bathroom interior window remains gapped in one corner as it does not seat fully in the frame. I recommend evaluation by a window contractor if desired.



18. Master Half Bathroom Faucets/Traps: Repaired. Master bathroom sink supply lines not leaking at re-inspection and the shower fixture has been replaced and is no longer leaking.



Kitchen

19. Kitchen Dishwasher: Repaired. Dishwasher is now able to open fully as trim has been adjusted.



20. Kitchen Plumbing/Fixtures: Repaired. The plumbing under the kitchen sink is no longer loose and the sink faucet has been replaced.



Defective Summary (Continued)

21. Kitchen Windows: Unchanged. The kitchen exterior window at dining room is cracked. I recommend a window contractor to repair/replace if desired.



Inspection Report

SEPTIC SYSTEM WILL
BE COMPLETELY
REPLACED PRIOR
TO CLOSING AT
SELLERS' EXPENSE



First Impressions Environmental, LLC

Inspector: Aaron Dixon

First Impressions Environmental, LLC
Inspect@firstimpressionsenv.com
316.522.8795

Property Address

205 NW 90th RD Harper KS 67058

Report Information

Client Information

Client Name Lisa Bryant

Client Email lisa@thebryantsinspecthomes.com

Inspection Information

Inspection Date 8/8/2025

Inspection Time 12:15

Report Summary Page

This is just a summary page, not all problems, if they exist, are in this summary.

Company Disclaimer: Based on what we were able to observe and our experience with onsite wastewater technology, we submit this Residential Septic System Inspection Report based on the present condition of the onsite Septic System. First Impressions Environmental, LLC has not been retained to warrant, guarantee, or certify the proper functioning of the system for any period of time in the future. Because of the numerous factors (usage, maintenance, etc.) which may affect the proper operation of a Septic System, this report shall not be construed as a warranty by our company that the Septic System will function properly for any particular buyer. First Impressions Environmental, LLC DISCLAIMS ANY WARRANTY, either expressed or implied, arising from the inspection of the Septic System or this report. We are also not ascertaining the impact the system is having on the environment.

Wastewater System

1.1 Riser at grade

The riser is below adjacent grade. Recommend adding riser to grade.

1.7 Tank integrity

Cracks are noted in the tank. Cracks will cause a structural failure of the tank. Replacement tank is recommended per current State of Kansas minimums.

1.8 Runback from Lateral field

Laterals deposit into a hole, there are no laterals as defined by state statute. Recommend installing a proper lateral field.

1.9 Location of lateral field evident

The lateral field is in failure and surfacing is noted. It is recommended that the lateral field be replaced per current county code

1.10 Evidence of surfacing in the lateral field

Surfacing sewage noted. Replacement laterals is necessary.

1.12 Overall Septic System Condition

This system is in need of replacement. No lawful lateral field and cracks in the septic tank. All above recommendations must be performed with a permit and by a licensed wastewater installer.

1 Wastewater System

Septic System

Tank Material The tank was a concrete tank

1.1) Riser at grade

The riser is below adjacent grade. Recommend adding riser to grade.

1.2) Lid appropriate weight

The lid meets the minimum requirement. No further action required.

1.3) All waste lines drained into the tank

Yes, all lines are routed into the tank.

1.4) Water level

The water level was at the appropriate level.

1.5) Inlet Baffle in place

Inlet baffle was in place.

1.6) Outlet Baffle in place

Outlet baffle in place.

1.7) Tank integrity

Cracks are noted in the tank. Cracks will cause a structural failure of the tank. Replacement tank is recommended per current State of Kansas minimums.

1.8) Runback from Lateral field

Laterals deposit into a hole, there are no laterals as defined by state statute. Recommend installing a proper lateral field.

1.9) Location of lateral field evident

The lateral field is in failure and surfacing is noted. It is recommended that the lateral field be replaced per current county code

1.10) Evidence of surfacing in the lateral field

Surfacing sewage noted. Replacement laterals is necessary.

1.11) Evidence of sump pump draining into septic tank

No.

1.12) Overall Septic System Condition

This system is in need of replacement. No lawful lateral field and cracks in the septic tank. All above recommendations must be performed with a permit and by a licensed wastewater installer.

Commitment Cover Page

Order Number: **3148935**

Delivery Date: **09/08/2025**

Property Address: **205 NW 90 RD, Harper, KS 67058**

For Title Assistance

Lisa D. Lilja
109 W. Main Street
Anthony, KS 67003
Office: (620) 532-2011
llilja@security1st.com

Buyer/Borrower

A Legal Entity - TBD

Seller/Owner

GAIL L PEARL

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Title Fee Invoice

Date:	<u>09/08/2025</u>	Buyer(s):	A Legal Entity - To Be Determined
Order No.:	3148935	Seller(s):	Morgan Pearl and Jewel Murdock and Crystal Worthan
Issuing Office:	Security 1st Title 109 W. Main Street Anthony, KS 67003	Property Address:	205 NW 90 RD, Harper, KS 67058

Title Insurance Fees	
ALTA Owner's Policy 07-01-2021 (TBD)	
	Total TBD
If Security 1st Title will be closing this transaction, the fees listed above will be collected at closing. Otherwise, please remit payment to the issuing office above.	
Thank you for your order!	

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Tax Information:

[082-09-0-00-00-001.01-0](#)

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ALTA COMMITMENT FOR TITLE INSURANCE

issued by
First American Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

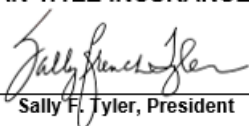
COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, FIRST AMERICAN TITLE INSURANCE COMPANY, a California Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

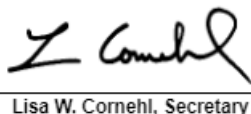
If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: _____


Sally F. Tyler, President

By: _____


Lisa W. Cornehl, Secretary

Issuing Agent: Security 1st Title, LLC



Security 1st Title

Lisa D. Lilja
(620) 532-2011
llilja@security1st.com



Transaction Identification Data for reference only:

Issuing Agent: **Security 1st Title, LLC**

Buyer: **A Legal Entity - To Be Determined**

Issuing Office: **109 W. Main Street
Anthony, KS 67003**

Title Contact: **Lisa D. Lilja
(620) 532-2011
llilja@security1st.com**

ALTA Universal ID: **1133715**

Loan ID Number:

Commitment No.: **KS-R3148935-2**

Property Address: **205 NW 90 RD, Harper, KS 67058**

SCHEDULE A

1. Commitment Date:

08/08/2025 at 7:00 AM

2. Policy to be issued:

ALTA Owner's Policy 07-01-2021

Proposed Insured: A Legal Entity - To Be Determined

The estate or interest to be insured: Fee Simple

TBD

3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

4. The Title is, at the Commitment Date, vested in:

Morgan Pearl and Jewel Murdock and Crystal Worthan

5. The Land is described as follows:

Property description set forth in Exhibit A attached hereto and made a part hereof.

Security 1st Title

By: _____

David Armagost, President



Commitment No.: KS-R3148935-2

Exhibit A

A tract in the Northeast Quarter (NE/4) of Section Nine (9), Township Thirty-two (32) South, Range Seven (7) West to the 6th P.M., Harper County, Kansas, described as follows:

Beginning at the NE corner of said Northeast Quarter (NE/4), thence South on a bearing of S01°17'55" E a distance of 478.24 feet, thence Southwesterly on a bearing of 604.10 feet, thence North on a bearing of N 01°55'54" W a distance of 662.66 feet to a point, thence North on a bearing of N 00°00'00" E a distance of 30 feet, thence East on an assumed bearing of N 90°00'00" E a distance of 576.36 feet to the point of beginning

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SCHEDULE B, PART I - Requirements

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, and recorded in the Public Records.

NOTE: This is NOT a commitment to insure and has been issued as a report as to the status of title, and as such should not be relied upon for a Real Estate Transaction. This is not a commitment to insure, and no insurance is provided by this commitment.

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 issue a Commitment for Title Insurance disclosing all requirements for issuance of the policy, as well as any additional exceptions which may be taken.

5. We require all general taxes and special assessments for the current year, and all previous years, to be paid in full or as otherwise agreed to by the parties. County tax information is hyperlinked on the Cover Page of this Commitment. General taxes and special assessments for the Land are currently taxed as follows, subject to interest and penalties:

Tax Year: 2024

Full Amount: \$1,117.12, Paid

Tax Parcel Number: 082-09-0-00-001.01-0-01

6. Our search of the public records does not disclose a mortgage/deed of trust on the property. We must be advised if you have any knowledge of an unreleased mortgage/deed of trust, recorded or unrecorded. The Company reserves the right to make such further requirements as it deems necessary.
7. **(THIS ITEM WAS INTENTIONALLY DELETED)**
8. In regard to the death of Lyle E. Pearl and Gail L. Pearl, we require:
 - a. Intentionally omitted
 - b. Indemnity from the grantee beneficiaries (Item 4, Schedule A) on the Transfer of Death Deed, for expenses paid by the State of Kansas, for medical assistance, all expenses of the final illness, and all other claims of the estate, including the lien of Federal Estate Taxes.
 - c. If said beneficiaries are the children of the grantor, we require an Affidavit that no children were born to, or adopted on in utero, since the date of the Transfer of Death Deed.
9. File a Warranty Deed from Morgan Pearl and Jewel Murdock and Crystal Worthan, stating marital status and joined by spouse, if any, to A Legal Entity - To Be Determined.
10. Provide this company with a properly completed and executed Owner's Affidavit.

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11. Recording Information for Kansas Counties:

Deed: \$21.00 (first page) + \$17.00 (each additional page)

Mortgage: \$21.00 (first page) + \$17.00 (each additional page)

Mortgage Release: \$20.00 (first page) + \$4.00 (each additional page)

Mortgage Assignment: \$20.00 (first page) + \$4.00 (each additional page)

The above fees do not include all documents that may be filed in each county. Some fees may vary. For a full list of recording fees, services and format requirements, please contact the Register of Deeds Office for the specific county in question.

NOTE: The State of Kansas requires that any deed transferring real estate must be accompanied by a Real Estate Validation Questionnaire. This form must be executed by either the Grantor (Seller) or the Grantee (Buyer). Certain exemptions do apply. The official form can be obtained from the Register of Deeds or from Security 1st Title. Photocopies of the official form will not be accepted.

NOTE: For documents electronically recorded. There is an additional third-party service fee per document, which is in addition to the County recording fees.

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SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. 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.
5. 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 at Date of Policy.
6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
7. **General taxes and special assessments for the year 2025, and subsequent years, none now due and payable.**

NOTE: We reserve the right to amend the above exception if any taxes remain due and payable, but not delinquent, for the current tax year.

8. **Terms and provisions of the oil and gas leases executed between Grace Muir, a widow, lessor, and Texas Oil & Gas Corp, lessee, filed July 28, 1975, recorded in/on Book 77, Page [881](#), together with all subsequent assignments and conveyances.**
Affidavit of Production filed in Book 77, Page [1872](#) and refiled in Book 78, Page [163](#).
Ratification of oil and gas lease recorded in Book 78, Page [122](#)
Unitization recorded in Book 78, Page [121](#)
9. **Terms and provisions of the oil and gas leases executed between W.G. Muir and Martine Muir, his wife, lessor, and Texas Oil and Gas Corp, lessee, filed July 28, 1975, recorded in/on Book 77, Pages [933](#), together with all subsequent assignments and conveyances.**
Affidavit of Production filed in Book 77, Page [1872](#) and refiled in Book 78, Page [163](#).
Ratification of oil and gas lease recorded in Book 78, Page [122](#)
Unitization recorded in Book 78, Page [121](#).
10. **Terms and provisions of the oil and gas leases executed between Grace Muir, a widow, lessor, and Texas Oil & Gas Corp, lessee, filed August 6, 1980, recorded in/on Book 79, Pages [803](#), together with all subsequent assignments and conveyances.**
Declaration of Unitization recorded in Book 83, Page [1064](#).
Affidavits of Production recorded in Book 80, Page [1065](#), Book 80, Page [1066](#) and Book 80, Page [1680](#).

11. Terms and provisions of the oil and gas leases executed between W.G. Muir, lessor, and Texas Oil & Gas Corp, lessee, filed August 6, 1980, recorded in/on Book 79, Pages [802](#), together with all subsequent assignments and conveyances.
Declaration of Unitization recorded in Book 83, Page [1064](#).
Affidavits of Production recorded in Book 80, Page [1065](#), Book 80, Page [1066](#) and Book 80, Page [1680](#).
12. Right of Way Easement by and between W.G. Muir and Peoples Natural Gas Company recorded March 24, 1988 in Book 83, Page [1134](#), together with all subsequent assignments and conveyances.
13. Right of Way Agreement by and between Grace Muir and Southwestern Bell Telephone Company, recorded August 23, 1974 in Book 33M, Page [226](#), together with all subsequent assignments and conveyances
14. Right of Way Agreement by and between W.G. Muir and Maxine Muir and Southwestern Bell Telephone Company, recorded August 23, 1974 in Book 33M, Page [226](#), together with all subsequent assignments and conveyances
15. Pipe Line Right of Way Grant by and between Donald Muir, a widower and Skelly Oil Company, recorded December 28, 1962, in Book 53, Page [619](#), together with all subsequent assignments and conveyances
16. Warranty Deed by and between Lyle Pearl and the Burlington Northern and Santa Fe Railway Company recorded December 9, 2004 in Book 103, Pages [217](#) , together with all subsequent assignments and conveyances
17. Deed for Railroad dated July 2, 1884 by and between Levi Clark and Elizabeth Clark, wife and the Western Railroad Company recorded in Book G, Page [279](#), together with all subsequent assignments and conveyances
18. Terms and conditions of Memorandum of Agreement between Targa Pipeline Mid-Continent WestOk, LLC (formerly Atlas Pipeline Mid-Continent WestOk, LLC) and Sandridge Exploration and Production, LLC recorded March 29, 2016 in Book 96 Page [547](#).
NOTE: this is a blanket document that is indexed in all Sections, Townships and Ranges in Harper County
19. Terms and provisions of the oil and gas leases executed between Lyle E. Pearl and Gail L. Pearl, lessor, and Woolsey Energy Corporation, lessee, filed January 08, 2010 recorded in/on Book 91, Page [60](#), together with all subsequent assignments and conveyances.

NOTE: If there is no production of oil and gas from all of the property covered by the above lease, if any set terms including options to renew in the lease have expired, and we are furnished with a properly executed affidavit of Non-Production, the above exception will not appear on the policy to be issued.

20. Subject to existing road, street or highway rights of way.
21. Any interest outstanding of record in and to all the oil, gas and other minerals in and under and that may be produced from said premises, together with all rights incident to or growing out of said outstanding minerals, including but not limited to outstanding oil and gas leases and easements.
22. Tenancy rights, if any, either month-to-month or by virtue of written leases, of parties now in possession of any part of the premises described herein.
23. 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 HARPER County Register of Deeds.
24. The application for title insurance does not give the name of the prospective purchaser. When such name is ascertained, the records must be searched for possible judgments. If the purchaser is to be an entity other than a natural person or persons, certain additional requirements may be necessary.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. “Discriminatory Covenant”: Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
 - b. “Knowledge” or “Known”: Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
 - c. “Land”: The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term “Land” does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - d. “Mortgage”: A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
 - e. “Policy”: Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - f. “Proposed Amount of Insurance”: Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
 - g. “Proposed Insured”: Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - h. “Public Records”: The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term “Public Records” does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
 - i. “State”: The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term “State” also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
 - j. “Title”: The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company’s liability and obligation end.
 3. The Company’s liability and obligation is limited by and this Commitment is not valid without:
 - a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I—Requirements; and
 - f. Schedule B, Part II—Exceptions.
 4. **COMPANY’S RIGHT TO AMEND**
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to

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this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE

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TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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Privacy Notice

Last Updated and Effective Date: December 1, 2024

First American Financial Corporation and its subsidiaries and affiliates (collectively, "First American," "we," "us," or "our") describe in our full privacy notice ("Notice"), which can be found at <https://www.firstam.com/privacy-policy/>, how we collect, use, store, sell or share your personal information when: (1) you access or use our websites, mobile applications, web-based applications, or other digital platforms where the Notice is posted ("Sites"); (2) you use our products and services ("Services"); (3) you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method ("Communications"); (4) we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies ("Third Parties"); and (5) you interact with us to conduct business dealings, such as the personal information we obtain from business partners and service providers and contractors who provide us certain business services ("B2B"). This shortened form of the Notice describes some of the terms contained in the full Privacy Notice. Personal information is sometimes also referred to as personal data, personally identifiable information or other like terms to mean any information that directly or indirectly identifies you or is reasonably capable of being associated with you or your household. However, certain types of information are not personal information and thus, not within the scope of our Notice, such as: (1) publicly available information; and (2) de-identified and aggregated data that is not capable of identifying you. If we use de-identified or aggregated data, we commit to maintain and use the information in a nonidentifiable form and not attempt to reidentify the information, unless required or permitted by law.

This Notice applies wherever it is posted. To the extent a First American subsidiary or affiliate has different privacy practices, such entity shall have their own privacy statement posted as applicable.

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What Type Of Personal Information Do We Collect About You? We collect a variety of categories of personal information about you. To learn more about the categories of personal information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Personal Information? We collect your personal information: (1) directly from you; (2) automatically when you interact with us; and (3) from other parties, including business parties and affiliates.

How Do We Use Your Personal Information? We may use your personal information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, complying with relevant laws and our policies, and handling a claim. To learn more about how we may use your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Disclose Your Personal Information? We may disclose your personal information, including to subsidiaries, affiliates, and to unaffiliated parties, such as service providers and contractors: (1) with your consent; (2) in a business transfer; and (3) for legal process and protection. Although we do not "sell" your information in the traditional sense, the definition of "sale" is broad under the CCPA that some disclosures of your information to third parties may be considered a "sale" or "sharing" for targeted advertising. To learn more about how we disclose your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect Your Personal Information? The security of your personal information is important to us. We take all commercially reasonable steps to make sure your personal information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your personal information.

How Long Do We Keep Your Personal Information? We keep your personal information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and disclosure of your personal information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

International Jurisdictions: Our Services are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Services from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with the Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Services, and your agreements with us.

Changes to Our Notice We may change the Notice from time to time. Any and all changes to the Notice will be reflected on this page and in the full Notice, and where appropriate provided in person or by another electronic method.

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YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR SERVICES OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THE NOTICE.

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Contact Us: dataprivacy@firstam.com or toll free at 1-866-718-0097.

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PRIVACY POLICY

WHAT DOES SECURITY 1ST TITLE DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of Security 1st Title, LLC, pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as Security 1st Title, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
For our everyday business purposes —to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes —to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes —information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies.	Yes	No
For our affiliates' everyday business purposes —information about your creditworthiness.	No	We don't share
For our affiliates to market to you	Yes	No
For nonaffiliates to market to you. Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.	No	We don't share

We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliate, such as a third party insurance company, we will disclose your personal information to that nonaffiliate. (We do not control their subsequent use of information, and suggest you refer to their privacy notices.)

Sharing practices	
How often does Security 1st Title notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How does Security 1st Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
How does Security 1st Title collect my personal information?	We collect your personal information, for example, when you • request insurance-related services • provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.
Contact Us	If you have any questions about this privacy notice, please contact us at: Security 1st Title, 727 N. Waco, Suite 300, Wichita, KS 67203

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