

Thursday, April 16, 2026
11:00 AM CDT

ONLINE BIDDING
GAVELROADS.COM

39.9± Acres | Sedgwick County, KS
0000 S 215th St W, Goddard, KS 67052

Located within the Goddard city limits, this 39.9± acre tract of vacant land presents an excellent opportunity for residential development. The property is ideally situated just north of 54 Highway on 215th Street West and is currently zoned Rural Residential in Sedgwick County. Its location offers convenient access to city amenities, major roadways, and nearby Goddard schools.

For developers, sewer lines run along the southern border of the property and water access is nearby, providing strong potential for future development. A portion of the acreage lies within the flood plain. Featuring rolling terrain and utilities in the area, this property is a rare opportunity for builders or investors looking to meet the growing demand for housing in the Goddard area.

Developer opportunity in Goddard City Limits

Property Highlights:

- Blacktop access in Goddard city limits
- Utilities nearby for convenient development
- Rolling terrain providing scenic views
- Goddard Public School District

Location

Half a mile north of 54 Hwy on 215th St on the east side of the road

Legal Description

Beg Sw Cor Nw1/4 N 50 Ft E 1355.3 Ft N 1402.66 Ft Ely 1172.42 Ft M L To E Li S 1408.72 Ft M L To Se Cor W 2531.49 Ft To Beg Exc Rd On W Sec 30 27 2 W

Minerals

The seller's mineral interest will transfer to the buyer.

Taxes

\$283.16 (2025)

Possession

At closing

Terms: Earnest money required and shall be paid the day of auction with the balance due on or before May 18, 2026. Earnest money to be paid: \$25,000. 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.



Tyler Francis
 Broker & Auctioneer
 316-734-7342

For More Information
GENEFRANCIS.COM





Parcel ID: 087-149-30-0-24-00-001.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R161674



Tax Year: 2025 Run Date: 8/8/2025 10:43:00 AM

OWNER NAME AND MAILING ADDRESS

MCCULLOUGH ENTERPRISES INC

1750 S WEST ST

WICHITA, KS 67213-1121

PROPERTY SITUS ADDRESS

LAND BASED CLASSIFICATION SYSTEM

Function: 9010 Farming / ranch Sfx:
Activity: 8100 Farming, plowing, tilling, harv
Ownership: 1100 Private-fee simple
Site: 3100 Dev Site - crops, grazing etc

GENERAL PROPERTY INFORMATION

Prop Class: A Agricultural Use - A
Property Type: A-Agricultural Use
Living Units:
Zoning: RR
Multi-Zoning: N Non-Conforming: N
Neighborhood: 713.1 713.1
Economic Adj. Factor:
Map / Routing: /
School District: 0608 USD 265
Legacy ID: 00252638
Investment Class:
Tax Unit Group: 5901-5901 175 GODDARD U-265 ATGO

TRACT DESCRIPTION

BEG SW COR NW1/4 N 50 FT E 1355.3 FT N
1402.66 FT ELY 1172.42 FT M-L TO E LI S
1408.72 FT M-L TO SE COR W 2531.49 FT TO
BEG EXC RD ON W SEC 30-27-2W

MISCELLANEOUS IMPROVEMENT VALUES

Class Value Reason Code

NEW CONSTRUCTION

Class Value Reason Code

MARKET LAND INFORMATION

Size 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 \$/Unit Value Est

Total Market Land Value 0

AGRICULTURAL LAND

COMMENTS

IMPROVEMENT COST SUMMARY

No Image Available

Image Date:

PROPERTY FACTORS

Topography: Rolling - 4
Utilities: None - 8
Access: Landlocked/None - 5
Fronting: None - 0
Location: Neighborhood or Spot - 6
Parking Type: None - 0
Parking Quantity: None - 0
Parking Proximity: Far - 0
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Table with columns: Date, Time, Code, Reason, Appraiser, Contact, Code. Rows include inspection dates from 2020 to 2024.

BUILDING PERMITS

Number Amount Type Issue Date Status % Comp

2025 APPRAISED VALUE

Table with columns: Cls, Land, Building, Total. Row for Class A shows Land 6,740 and Total 6,740.

2024 APPRAISED VALUE

Table with columns: Cls, Land, Building, Total. Row for Class A shows Land 7,780 and Total 7,780.

Total 6,740 0 6,740 Total 7,780 0 7,780



SGORIONPROD Expanded Appraisal Card



Parcel ID: 087-149-30-0-24-00-001.00-

Quick Ref: R161674

Tax Year: 2025 Run Date: 8/8/2025 10:43:00 AM

Ag Type	Ag Acres	Soil Unit	Irr Type	Well Depth	Acre Feet	Acre Ft/Ac	Adj Code	Govt Prog	Base Rate	Adj Rate	Ag Value
DR	0.38	6322				0.00			172	172	70
DR	35.92	6323				0.00			165	165	5,930
DR	3.60	6370				0.00			206	206	740

Other Improvement RCN: 0
Eco Adj: 100
Other Improvement Value: 0

AG LAND SUMMARY

Dry Land Acres: 39.90
Irrigated Acres: 0.00
Native Grass Acres: 0.00
Tame Grass Acres: 0.00
Total Ag Acres: 39.90

Total Ag Use Value: 6,740
Total Ag Mkt Value: 301,220

Property Taxes and Appraisals

BEG SW COR NW1/4 N 50 FT E 1355.3 FT N 1402.66 FT ELY 1172.42 FT M-L TO E LI S 1408.72 FT M-L TO SE COR W 2531.49 FT TO BEG EXC RD ON W SEC 30-27-2W

Property Description	
Property Type	Agricultural Use
Legal Description	BEG SW COR NW1/4 N 50 FT E 1355.3 FT N 1402.66 FT ELY 1172.42 FT M-L TO E LI S 1408.72 FT M-L TO SE COR W 2531.49 FT TO BEG EXC RD ON W SEC 30-27-2W
Property Address	
Owner	MCCULLOUGH ENTERPRISES INC
Mailing Address	1750 S WEST ST WICHITA KS 67213-1121
Geo Code	AT GO02045
PIN	00252638
AIN	149300240000100
Quick Ref ID	R161674
Tax Unit	5901 175 GODDARD U-265 ATGO-ILGO-GPGO
Land Use	9010 Farming/ranch land (no improvements)
2026 Market Land Square Feet	0
2026 Total Acres	39.90
2026 Total Ag Acres	39.90
2026 Appraisal Value	\$6,260
2026 Assessment Value	\$1,878

Agricultural Land Characteristics		
Total Ag Acres (All Types)	39.90	
Total Dry Crop Acres	39.90	
Total Irrigated Acres	0.00	
Total Native Grass Acres	0.00	
Total Tame Grass Acres	0.00	
	Use Value	Market Value
Total Ag Value (All Types)	\$6,260	\$298,430
Dry Crop	\$6,260	\$298,430
Irrigated	\$0	\$0
Native Grass	\$0	\$0
Tame Grass	\$0	\$0

Property Value Estimates	
2026 Appraised Value	\$6,260
2026 Value Method	COST
Override Reason	
Method	Value
Cost Estimate	\$6,260
Market Estimate	\$0
MRA Estimate	\$0
Weighted Estimate	\$0
Indexed Estimate	\$0
Final Value Section Explanation	

* Information on the property card is as of January 1st

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2025	140.040	\$283.16	\$0.00	\$0.00	\$0.00	\$283.16	\$141.58	\$141.58
2024	139.070	\$324.60	\$0.00	\$0.00	\$0.00	\$324.60	\$324.60	\$0.00
2023	134.562	\$386.33	\$0.00	\$0.00	\$0.00	\$386.33	\$386.33	\$0.00
2022	135.038	\$429.41	\$0.00	\$0.00	\$0.00	\$429.41	\$429.41	\$0.00
2021	136.439	\$445.33	\$0.00	\$0.00	\$0.00	\$445.33	\$445.33	\$0.00
2020	138.193	\$458.12	\$0.00	\$0.00	\$0.00	\$458.12	\$458.12	\$0.00
2019	139.003	\$470.40	\$0.00	\$0.00	\$0.00	\$470.40	\$470.40	\$0.00
2018	141.210	\$477.44	\$0.00	\$0.00	\$0.00	\$477.44	\$477.44	\$0.00
2017	142.910	\$460.46	\$0.00	\$0.00	\$0.00	\$460.46	\$460.46	\$0.00
2016	140.445	\$418.81	\$0.00	\$0.00	\$0.00	\$418.81	\$418.81	\$0.00

Tax Authorities

Tax Authority	Tax Rate	% of Total	\$ Allocation
0101 STATE	1.500	1.07%	\$3.03
0201 COUNTY	27.567	19.69%	\$55.74
0509 CITY OF GODDARD	39.299	28.06%	\$79.46
0608 USD 265	13.927	9.95%	\$28.16
0608 USD 265 SC	8.000	5.71%	\$16.18
0608 USD 265 SG	20.000	14.28%	\$40.44
0715 USD 265 BOND	12.993	9.28%	\$26.27
1108 SEDG CO FIRE DISTRICT #1	16.754	11.96%	\$33.88
Total:	140.040	100%	\$283.16

Appraisal Values

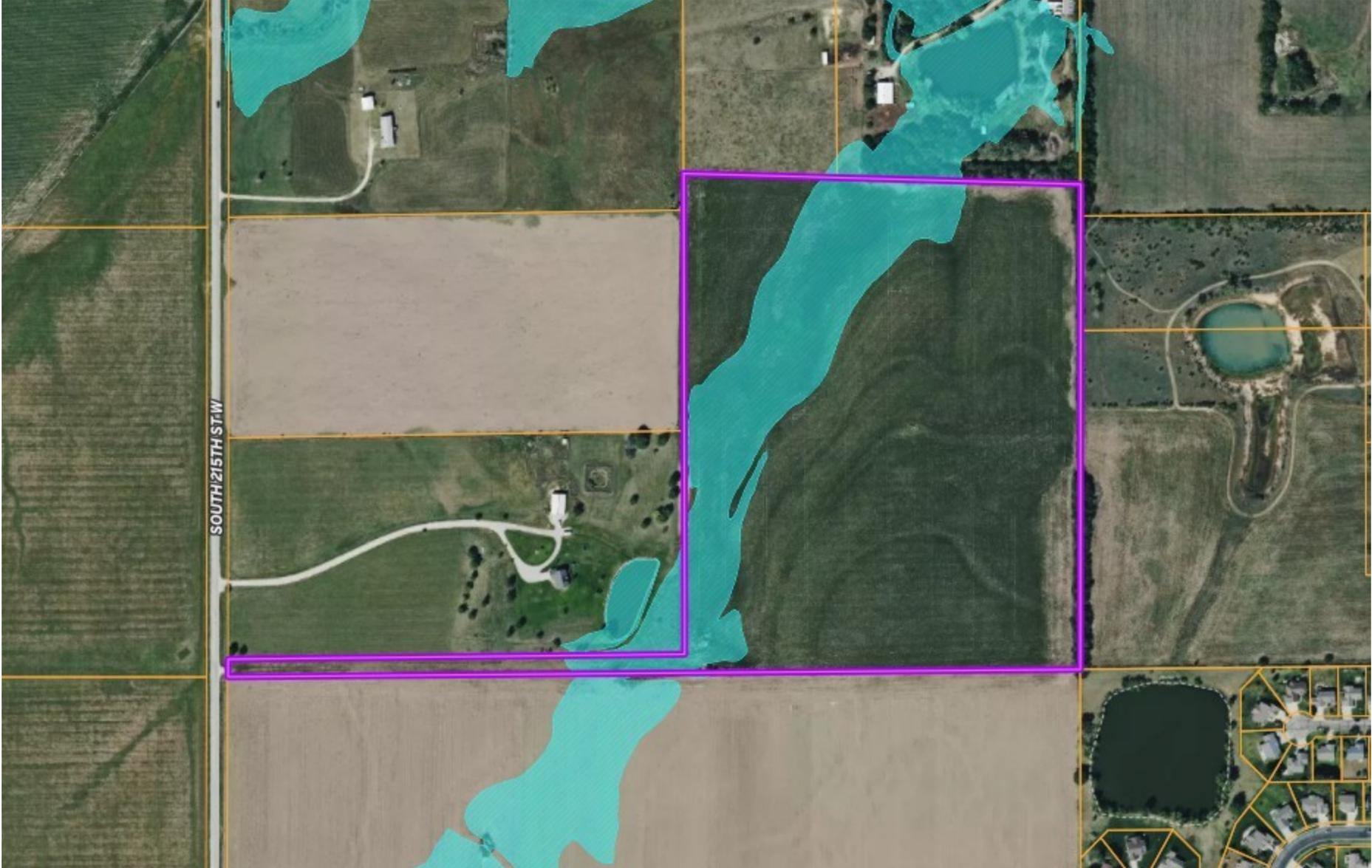
Year	Class	Values		
2026	Agricultural	\$6,260	Land	
		\$0	Improvements	
		\$6,260	Total	(-7%)
2025	Agricultural	\$6,740	Land	
		\$0	Improvements	
		\$6,740	Total	(-13%)
2024	Agricultural	\$7,780	Land	
		\$0	Improvements	
		\$7,780	Total	(-19%)
2023	Agricultural	\$9,570	Land	
		\$0	Improvements	
		\$9,570	Total	(-10%)

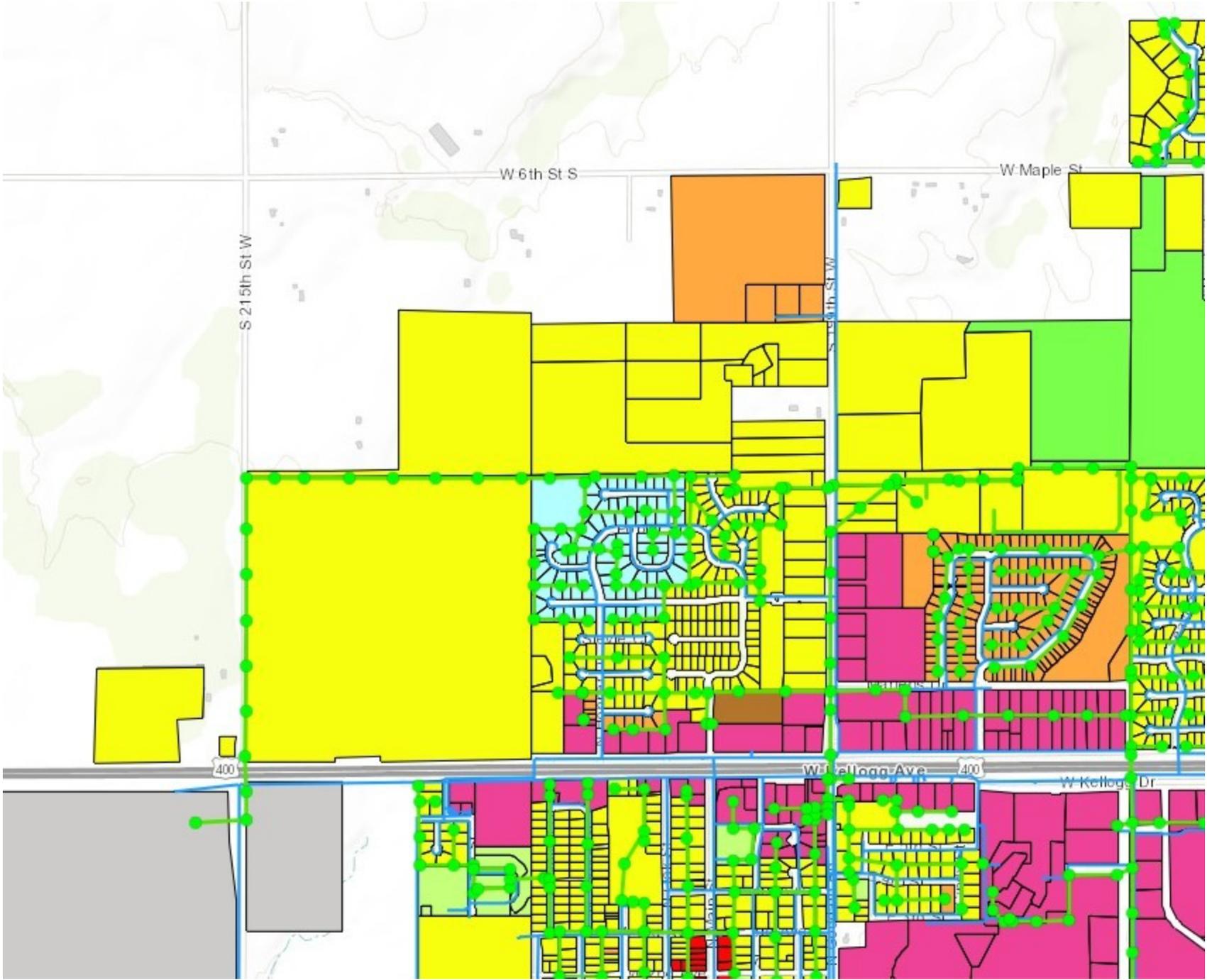
Assessment Values

Year	Class	Values		
2026	Agricultural	\$1,878	Land	
		\$0	Improvements	
		\$1,878	Total	(-7%)
2025	Agricultural	\$2,022	Land	
		\$0	Improvements	
		\$2,022	Total	(-13%)
2024	Agricultural	\$2,334	Land	
		\$0	Improvements	
		\$2,334	Total	(-19%)
2023	Agricultural	\$2,871	Land	
		\$0	Improvements	
		\$2,871	Total	(-10%)

2022	Agricultural	\$10,600	Land	
		\$0	Improvements	
		\$10,600	Total	(-3%)
2021	Agricultural	\$10,880	Land	
		\$0	Improvements	
		\$10,880	Total	(-2%)
2020	Agricultural	\$11,050	Land	
		\$0	Improvements	
		\$11,050	Total	(-2%)
2019	Agricultural	\$11,280	Land	
		\$0	Improvements	
		\$11,280	Total	(+0%)
2018	Agricultural	\$11,270	Land	
		\$0	Improvements	
		\$11,270	Total	(+5%)
2017	Agricultural	\$10,740	Land	
		\$0	Improvements	
		\$10,740	Total	(+0%)

2022	Agricultural	\$3,180	Land	
		\$0	Improvements	
		\$3,180	Total	(-3%)
2021	Agricultural	\$3,264	Land	
		\$0	Improvements	
		\$3,264	Total	(-2%)
2020	Agricultural	\$3,315	Land	
		\$0	Improvements	
		\$3,315	Total	(-2%)
2019	Agricultural	\$3,384	Land	
		\$0	Improvements	
		\$3,384	Total	(+0%)
2018	Agricultural	\$3,381	Land	
		\$0	Improvements	
		\$3,381	Total	(+5%)
2017	Agricultural	\$3,222	Land	
		\$0	Improvements	
		\$3,222	Total	(+0%)





Commitment Cover Page

Order Number: **3147674**

Delivery Date: **09/23/2025**

Property Address: **No Situs Address, Goddard, KS 67052**

For Closing Assistance

Transaction Services
727 N Waco Ave, Ste 300
Wichita, KS 67203
Office: (316) 267-8371
ts@security1st.com

For Title Assistance

Security 1st Title
727 N Waco Ave, Ste 300
Wichita, KS 67203
Office: (316) 779-1994
rthd@security1st.com

Buyer/Borrower

A Legal Entity, To Be Determined

Agent for Seller

Gene Francis & Associates LLC
Attention: Jodi McBee
12140 W K-42 Hwy
Wichita, KS 67215
jodi@genefrancis.com
Delivered via: Electronic Mail

Seller/Owner

McCullough Enterprises, Inc.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions

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Title Fee Invoice

Date: **09/23/2025** Buyer(s): **A Legal Entity, To Be Determined**
Order No.: **3147674** Seller(s): **McCullough Enterprises, Inc., f/k/a
Wichita Ford Tractor, Incorporated, a
Delaware Corporation**
Issuing Office: **Security 1st Title
727 N Waco Ave, Ste 300
Wichita, KS 67203** Property Address: **No Situs Address, Goddard, KS 67052**

Title Insurance Fees	
ALTA Owner's Policy 07-01-2021 (TBD)	\$560.00
	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:

[00252638](#)

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Transaction Identification Data for reference only:

Issuing Agent:	Security 1st Title, LLC	Buyer:	A Legal Entity, To Be Determined
Issuing Office:	727 N Waco Ave, Ste 300 Wichita, KS 67203	Title Contact:	Security 1st Title (316) 779-1994 rthd@security1st.com
ALTA Universal ID:	1010831		
Loan ID Number:			
Commitment No.:	SBR-DB3147674		
Property Address:	No Situs Address, Goddard, KS 67052		

SCHEDULE A

1. Commitment Date:

09/10/2025 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:

McCullough Enterprises, Inc., f/k/a Wichita Ford Tractor, Incorporated, a Delaware Corporation

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.: SBR-DB3147674

Exhibit A

Part of the the Northwest Quarter (NW/4) of Section Thirty (30), Township Twenty seven (27) South, Range Two (2) West of the Sixth Principal Meridian, Sedgwick County, Kansas more particularly described as:

Beginning at the Southwest corner of said Quarter; thence with an assumed bearing of N 0°00'00" E, on the West line of said Quarter, a distance of 50 feet; thence N 89°20'07" E, parallel with the South line of said Quarter a distance of 1355.30 feet; thence N 0°00'00" E, parallel with said West line of said Quarter, a distance of 1402.66 feet; thence S 88°31' 07" E, a distance of 1172.42 feet, more or less, to the East line of said Quarter; thence S 0°09'58" E, on said East line, a distance of 1408.72 feet, more or less, to the Southeast corner of said Quarter thence S 89°20'07" W, a distance of 2531.49 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.
5. **For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in the Conditions, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.**
6. **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: \$324.60, PAID

Tax Parcel Number: 00252638

7. **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.**
8. **File a Warranty Deed from McCullough Enterprises, Inc., f/k/a Wichita Ford Tractor, Incorporated, a Delaware Corporation to A Legal Entity, To Be Determined.**
9. **Provide this company with a properly completed and executed Owner's Affidavit.**

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10. 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. **Roadway easement, if any, over the West 30 feet of subject property.**
9. **Easement for Ingress and Egress over the portion of the subject property for the benefit of property adjoining on the North as reserved in Deed recorded on Film 1111, Page [105](#).**
10. **Subject property may become subject to special assessments for various capital improvements as evidenced by numerous governmental filings of notice in the form of Ordinances by Ordinance No. 726 Annexing and Incorporating Land with in the Boundaries of the City of Goddard, KS recorded on Doc.#/Flm-Pg: 29288299 and by Resolutions recorded on Doc.#/Flm-Pg: [29197760](#) on Doc.#/Flm-Pg: [29922547](#) on Doc.#/Flm-Pg: [30216268](#) and on Doc.#/Flm-Pg: [30289798](#).**
11. **The actual value of the estate or interest to be insured must be disclosed to the Company, and subject to approval by the Company, entered as the amount of the policy to be issued. It is agreed that, as between the Company, the applicant for this commitment, and every person relying on this commitment, the amount of the requested policy will be assumed to be \$1,000.00, and the total liability of the Company on account of this commitment shall not exceed that amount, until such time as the actual amount of the policy to be issued shall have been agreed upon and entered as aforesaid, and the Company's applicable insurance premium charge for same shall have been paid.**

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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.

For California Residents If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018, as amended by the California Privacy Rights Act and its implementing regulations ("CCPA"). To learn more, please visit <https://www.firstam.com/privacy-policy/>.

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?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> • request insurance-related services • provide such information to us <p>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.</p>
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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