

# BIDDER INFORMATION PACKET



PROPERTY ADDRESS:  
7086 Mill Cove Dr.,  
Manhattan, KS 66503

AUCTION DATE & TIME: Thursday, June 25 at 11:00 AM CDT  
ONLINE ONLY BIDDING: [gavelroads.com](http://gavelroads.com)

GENE  
**FRANCIS**  
& ASSOCIATES  
REAL ESTATE - AUCTIONS

GAVEL  ROADS  
ONLINE AUCTIONS

**Lori Rogge, Broker & Auctioneer**

785-556-7162 | [lori@genefrancis.com](mailto:lori@genefrancis.com) | [genefrancis.com](http://genefrancis.com)

Bidding at [gavelroads.com](http://gavelroads.com)

# BIDDER INFORMATION PACKET

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**Lori Rogge, Broker & Auctioneer**

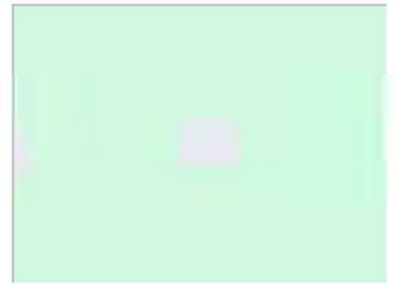
**785-556-7162 | [lori@genefrancis.com](mailto:lori@genefrancis.com) | [genefrancis.com](http://genefrancis.com)**

**Bidding at [gavelroads.com](http://gavelroads.com)**

# MLS BIDDER PACKET



**MLS #** 673545  
**Status** Active  
**For Sale/Auction/For Rent** Auction  
**Address** 7086 Mill Cove Dr  
**Address 2**  
**City** Manhattan  
**Zip** 66503



Aerial View



## KEYWORDS

<b>AG Bedrooms</b> 2	<b>Approximate Age</b> 51 - 80 Years
<b>Total Bedrooms</b> 2.00	<b>Approx. AGLA</b> 1218
<b>AG Full Baths</b> 1	<b>Approx. BFA</b> 1218.00
<b>Total Full Baths</b> 1	<b>Approx. TFLA</b> 2,436
<b>AG Half Baths</b> 1	<b>Number of Acres</b> 2.10
<b>Total Half Baths</b> 1	
<b>Total Baths</b> 2	
<b>Basement</b> Yes - Unfinished	
<b>Levels</b> 2 Story	

## GENERAL

<b>List Agent - Agent Name and Phone</b>	Lori Rogge - cell: 785-556-7162	<b>List Office - Office Name and Phone</b>	Gene Francis & Associates - Office: 785-556-7162
<b>Showing Phone</b>	785-556-7162	<b>Year Built</b>	1964
<b>Builder</b>		<b>County</b>	Riley
<b>Parcel ID</b>	081-172-04-0-40-01-007.00-0	<b>School District</b>	Riley C378
<b>Legal</b>	MILL COVE PARK, Lot 28 - 29, 4-9-7E		

## ROOMS

<b>Master Bedroom Level</b>	Main	<b>Master Bedroom Dimensions</b>	12x14
<b>Master Bedroom Flooring</b>	Carpet	<b>Living Room Level</b>	Main
<b>Living Room Dimensions</b>	27.7x14.7	<b>Living Room Flooring</b>	Carpet
<b>Kitchen Level</b>	Main	<b>Kitchen Dimensions</b>	27.7x8.5
<b>Kitchen Flooring</b>	Laminate - Other	<b>Room 1 Type</b>	
<b>Room 2 Type</b>		<b>Room 3 Type</b>	
<b>Room 4 Level</b>	Main	<b>Room 4 Type</b>	Bedroom
<b>Room 4 Dimensions</b>	9.5x12	<b>Room 4 Flooring</b>	Carpet
<b>Room 5 Level</b>		<b>Room 5 Type</b>	
<b>Room 5 Dimensions</b>		<b>Room 5 Flooring</b>	
<b>Room 6 Level</b>		<b>Room 6 Type</b>	
<b>Room 6 Dimensions</b>		<b>Room 6 Flooring</b>	
<b>Room 7 Level</b>		<b>Room 7 Type</b>	
<b>Room 7 Dimensions</b>		<b>Room 7 Flooring</b>	
<b>Room 8 Level</b>		<b>Room 8 Type</b>	
<b>Room 8 Dimensions</b>		<b>Room 8 Flooring</b>	
<b>Room 9 Level</b>		<b>Room 9 Type</b>	
<b>Room 9 Dimensions</b>		<b>Room 9 Flooring</b>	

## DIRECTIONS

**Directions** From the intersection of Tuttle Creek Blvd and W. 59th Ave., turn east and travel approximately one mile to Mill Cove Rd. Turn north on Mill Cove Rd and wind around about 2 miles to 7086 Mill Cove Rd on the south side of the road.

## FEATURES

<b>ARCHITECTURE</b> Ranch	<b>UTILITIES</b> Septic Private Water	<b>DINING AREA</b> Kitchen/Dining Combo	<b>PROPERTY CONDITION REPORT</b> No
<b>EXTERIOR CONSTRUCTION</b> Frame	<b>BASEMENT / FOUNDATION</b> View Out Walk Out Below Grade Block	<b>FIREPLACE</b> One	<b>DOCUMENTS ON FILE</b> Lead Paint
<b>ROOF</b> Composition	<b>BASEMENT FINISH</b> 1 Bath Bsmt Workshop	<b>LAUNDRY</b> Basement	<b>SHOWING INSTRUCTIONS</b> Appt Req-Call Showing #
<b>LOT DESCRIPTION</b> Wooded		<b>POSSESSION</b> At Closing	<b>LOCKBOX</b> None
<b>EXTERIOR AMENITIES</b> Deck		<b>PROPOSED FINANCING</b> Conventional	<b>TYPE OF LISTING</b> Excl Agency w/o Reserve

## FEATURES

<b>GARAGE</b> Attached	<b>COOLING</b> Central	<b>WARRANTY</b> No Warranty Provided	<b>AGENT TYPE</b> Sellers Agent
<b>FLOOD INSURANCE</b> Unknown	<b>HEATING</b> Forced Air Solar	<b>OWNERSHIP</b> Trust	

## PERSONAL PROPERTY

Personal Property

## FINANCIAL

<b>Assumable Y/N</b>	No	<b>HOA Y/N</b>	No
<b>Currently Rented Y/N</b>	No	<b>Earnest \$ Deposited With</b>	Charlson & Wilson
<b>Rental Amount</b>			
<b>General Property Taxes</b>	2368.60		
<b>General Tax Year</b>	2025		
<b>Total Specials</b>	\$0.00		

## PUBLIC REMARKS

**Public Remarks** Absolute Online Only Livestream Auction ending June 25th at 11:00 AM on gavelroads. Located at Tuttle Creek Lake, this raised ranch on 2± secluded acres is a true diamond in the rough with exceptional potential. Offering over 1,200 sq ft on the main level, the home features 2 bedrooms, 2 bathrooms, and a functional layout ready for your vision and updates. The walkout basement includes a spacious workshop area and attached two car garage, providing excellent storage, workspace, or hobby potential. This property has been vacant for several years and will require repairs, updates, and new systems, but it offers good bones and incredible opportunity for renovation, investment, or a future lake area getaway. Contact Riley County Planning & Development regarding zoning, sanitary regulations, and any required approvals or variances. Enjoy privacy with a peaceful setting near the lake while bringing new life to this property full of possibilities.

## AUCTION

<b>Type of Auction Sale</b>	Absolute
<b>Method of Auction</b>	Online Only
<b>Auction Location</b>	gavelroads.com
<b>Auction Offering</b>	Real Estate Only
<b>Auction Date</b>	6/25/2026
<b>Auction Start Time</b>	11:00 AM
<b>Broker Registration Req</b>	Yes
<b>Buyer Premium Y/N</b>	Yes
<b>Earnest Money Y/N</b>	Yes
<b>Earnest Amount %/\$</b>	2,500.00

## TERMS OF SALE

**Terms of Sale** Earnest money of \$2,500 is non refundable and shall be paid the day of auction with the balance due on or before July 24, 2026. There is a 10% Buyer Premium added to the purchase price. 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. Broker registration must be received no later than 24 hours prior to the auction.

## ADDITIONAL PICTURES



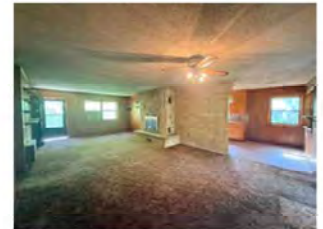
Back Of Structure



Entry



Living Room



Living Room



Bedroom



Bedroom



Bathroom



Kitchen



Laundry



Sun Room



Basement



Storage



Basement



Basement



Bathroom



Utility Room



Garage



Garage



Garage



Garage



Side Of Structure



Back Of Structure



View



View



View

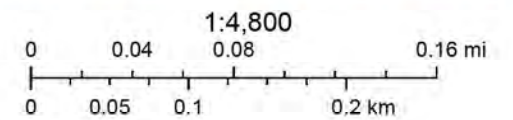
**DISCLAIMER**

This information is not verified for authenticity or accuracy and is not guaranteed. You should independently verify the information before making a decision to purchase. © Copyright 2026 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.

# 7086 Mill Cove Dr., Manhattan



3/17/2026



**Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards****Lead Warning Statement**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

**Seller's Disclosure**

(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):

(i) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:

---

(ii) <sup>MD</sup>\_\_\_\_\_ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (initial (i) or (ii) below):

(i) \_\_\_\_\_ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. List documents below:

---

(ii) <sup>MD</sup>\_\_\_\_\_ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Purchaser's Acknowledgment**

(c) Purchaser has (initial (i) or (ii) below):

(i) \_\_\_\_\_ received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed above.

(ii) \_\_\_\_\_ not received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.

(d) \_\_\_\_\_ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home* (initial).

(e) Purchaser has (initial (i) or (ii) below):

(i) \_\_\_\_\_ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) \_\_\_\_\_ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**Agent's Acknowledgment** (initial or enter N/A if not applicable)

(f) LR Seller's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

(g) \_\_\_\_\_ Purchaser's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.<sup>1</sup>

**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>Marilyn Davis</u>	05/22/2026		
Seller	Date	Seller	Date
<u>Lori Rogge</u>	05/22/2026		
Purchaser	Date	Purchaser	Date
Seller's Agent	Date	Purchaser's Agent <sup>1</sup>	Date

**Paperwork Reduction Act**

This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2070-0151). Responses to this collection of information are mandatory (40 CFR 745). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and record keeping burden for this collection of information is estimated to be 0.12 hours per response. comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address."

<sup>1</sup> Only required if the purchaser's agent receives compensation from the seller.



**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 EXTRACTIONAL 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 Nebraska 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:   
Kenneth D. DeGiorgio, President

By:   
Lisa W. Cornehl, Secretary

*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; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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Form 50186120 (10-5-22)





## 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; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

### 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 this Commitment.

### 5. LIMITATIONS OF LIABILITY

*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; and a counter-signature by the Company or its issuing agent that may be in electronic form.*





- 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 and authenticated by a person authorized by the Company.
  - 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.

*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; and a counter-signature by the Company or its issuing agent that may be in electronic form.*





**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 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.

**11. ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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Form 50186120 (10-5-22)

AMERICAN  
LAND TITLE  
ASSOCIATION





**Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:**

Issuing Agent: **Charlson & Wilson Bonded Abstracters, Inc.**

Issuing Office: **111 N. 4th Street, Manhattan, KS 66502**

Issuing Office's ALTA® Registry ID: **0001229**

Loan ID Number:

Commitment Number:

Issuing Office File Number: **90426**

Property Address: **7086 Mill Cove Dr, Manhattan, KS 66503**

**SCHEDULE A**

1. Commitment Date: **April 3, 2026, at 5:00 pm**
2. Policy to be issued: **PRELIMINARY TITLE INSURANCE COMMITMENT**
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:  
**Marilyn Rose Davis Trust Under Agreement Dated August 23, 2016**  
**and**  
**Glenn A. Davis**
5. The Land is described as follows:  
  
**SEE ATTACHED EXHIBIT "A"**

**FIRST AMERICAN TITLE INSURANCE COMPANY**

By: *Callie A. Marka*  
**Authorized Signatory**

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**EXHIBIT A**

**Lots Twenty-eight (28) and Twenty-nine (29), Mill Cove Park, a Subdivision in Riley County, Kansas, TOGETHER with an undivided 1/45th interest in private park accruing to each lot in Mill Cove Park Subdivision, as set forth in Corporation Deed recorded in Book 338, Page 163, in the office of the Register of Deeds of Riley County, Kansas.**

**NOTE: This commitment is being issued in anticipation of the subject property being sold, at which time the value of the estate or the interest to be insured and the proposed purchaser insured must be disclosed to the Company. Until that time, it is agreed that, as between the Company, the applicant for this commitment, and every other person relying on this commitment, the total liability of the Company, on account of this commitment, shall not exceed \$250.00.**

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File No.: 90426

**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, delivered, and recorded in the Public Records.
5. **Pay to the Riley County Treasurer, 110 Courthouse Plaza, Manhattan, Kansas, the 2021, 2022, 2023, 2024 and 2025 real estate taxes, together with any interest and/or penalties that may have accrued.**
6. **File in Riley County District Court Case No. RL-2026-CV-000026 a properly executed dismissal of the subject property from said action.**
7. **The Company is aware that Glenn A. Davis is deceased. The Company requires the filing of a certified copy of his Certificate of Death in the office of the Register of Deeds of Riley County, Kansas.**
8. **Record in the office of the Riley County Register of Deeds a properly executed Affidavit of Identity which states that Marilyn R. Davis, one of the grantees in the Joint Tenancy Quitclaim Deed recorded in Book 842, Page 3195, in the office of the Register of Deeds of Riley County, Kansas, and Marilyn Rose Davis, the grantor in the Quitclaim Deed recorded in Book 867, Page 6767, in the office of the Register of Deeds of Riley County, Kansas, are one and the same person.**
9. **Provide to the Company a properly executed Certification of Trust for the Marilyn Rose Davis Trust Under Agreement Dated August 23, 2016. The Company reserves the right to make further requirements after reviewing said Certification of Trust.**

The above requirements must be met by/on the date of closing. The Company reserves the right to add to and/or change these requirements.

*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; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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File No.: 90426

### 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, unless such lien is 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. **Taxes and special assessments for the year 2021 and all subsequent years. 2021, 2022, 2023, 2024 and 2025 taxes are unpaid. 2025 taxes total \$2,368.60. (Tax ID #111-1840) (CAMA #081-172-04-0-40-01-007.00-0) These taxes include special assessments in the amount of \$0.00.**  
**NOTE: Taxes are delinquent for the years 2021, 2022, 2023 and 2024, and for the first half of the year 2025.**
8. **Pending Tax Foreclosure Case No. RL-2026-CV-000026 entitled "Board of Commissioners of Riley County, Kansas, Plaintiff, vs B&L Enterprises, LLC, et al., Defendants," filed January 30, 2026, in the District Court of Riley County, Kansas.**
9. **Applicable items pertaining to the subject property, as set forth on Plat of Mill Cove Park, as recorded in [Plat Book C, Page 33](#), in the office of the Register of Deeds of Riley County, Kansas.**
10. **Restrictive Covenants recorded in [Book 291, Page 469](#), in the office of the Register of Deeds of Riley County, Kansas.**
11. **Easement to United Telephone Company, recorded in [Book Misc. L, Page 455](#), and assigned to Southwestern Bell Telephone Company in [Book Misc. Q, Page 396](#), in the office of the Register of Deeds of Riley County, Kansas.**
12. **Kansas State Board of Health Regulations pertaining to Tuttle Creek Reservoir Sanitation Zone, notice of**

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File No.: 90426

**SCHEDULE B, PART II—Exceptions (Continued)**

which and the boundaries of which are set forth in [Book 338, Page 700](#), in the office of the Register of Deeds of Riley County, Kansas.

**NOTE - (Survey Coverage) - The above standard exceptions 3 and 4 will be deleted on a Loan Policy insuring a first mortgage on one-to-four family residential property, provided the Owner's Affidavit (or other appropriate affidavit) discloses no adverse matters.**

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RESTRICTIVE COVENANTS AND CONDITIONS PERTAINING TO MILL COVE  
PARK, A SUBDIVISION IN RILEY COUNTY, KANSAS

KNOW ALL MEN BY THESE PRESENTS: THAT WHEREAS, the Tuttle Creek Development, Inc., a Kansas Corporation has caused a subdivision to be platted in Riley County, Kansas; said subdivision known as Mill Cove Park Addition, and as part of such platting has adopted and does hereby adopt the following restrictions and covenants applicable to all of the real property covered by and included in such platted area and it does hereby declare that all of the real property in said platted area shall be and the same is subject to the following covenants and restrictions, to-wit:

1. These covenants shall run with the land and shall be binding upon all parties hereto and all persons claiming under them hereafter unless said covenants and restrictions shall be changed by a vote of the majority of the then owners of the lots and that these covenants may be changed in whole or in part by a vote of the majority of the then owners of the lots, it being understood that an owner shall be entitled to cast as many votes as he may own lots in said addition.

2. No lot shall be used except for residential purposes. No building shall be erected, altered or permitted to remain on any lot other than single family dwelling houses, not to exceed one and one-half stories in height and a private garage for not more than two cars. Further, no house or garage can be moved onto the premises.

3. That no more than one house shall ever be constructed on any one lot and no lot shall be divided in any manner or fashion to allow the construction of more than one house on any one lot.

4. No dwelling shall be permitted on any lot which does not have at least a minimum of 900 square feet of floor area and further if said dwelling is more than one story the square feet of the ground floor must be at least a minimum of 700 square feet. Open porches and garages shall not be included within the computation of the floor area. All exterior material of houses and garages shall be brick, brick veneer, stone, stone veneer, wood or wood shakes, except however, a combination of one or more of the above shall be permitted.

5. No building including appurtenances i.e. porch etc., shall be located on any lot nearer to the front lot line than 25 feet nor shall any part of building be located nearer than ten feet to an interior lot line.

6. All septic tanks shall be water tight and said septic tanks shall be installed in accordance with current U.S. Government recommendations and in accordance with the requirements of the State Board of Health of the State of Kansas.

7. All water wells shall be located in the best possible position to avoid drain-off or seepage or seepage contamination from any septic tank or lateral field and shall be constructed in full and complete compliance with the rules and regulations of the State Board of Health of the State of Kansas, and the County Health Officer. Nothing herein shall prevent several homes being furnished water from a common water well and it is anticipated that such a plan will be followed upon certificate of approval by the State Board of Health stating that all requirements relative to water supply have been met.

8. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Drainage easements cannot be obstructed in any way that would divert the flow of surface drainage out of the easements.

9. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

10. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out building shall be used on any lot at any time as a residence either temporarily or permanently except a builder's shack may be constructed to facilitate the building of a house, which said builder's shack shall be removed within a reasonable length of time after the house is completed.

11. If the parties hereto, or any of them, or their heirs or assigns shall violate or attempt to violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute and proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues from such a violation.

IN WITNESS WHEREOF, it has set its hand at Manhattan, Kansas, this

9th day of September, 1961.

TUTTLE CREEK DEVELOPMENT, INC.  
BY James S. Carlson  
President

John F. Stites  
Secretary-Treasurer

STATE OF KANSAS )  
                  ) SS:  
COUNTY OF RILEY )

BE IT REMEMBERED, That on this 9th day of December, 1961, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Harold A. Carlson, President of Tuttle Creek Development, Inc., a Corporation duly organized, incorporated and existing under and by virtue of the laws of Kansas, and John F. Stites, Secretary-Treasurer of said Corporation, who are personally known to me to be such officers, and who are personally known to me to be the same persons who executed, as such officers, the within instrument of writing on behalf of said corporation, and such persons duly acknowledged the execution of the same to be the act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notarial Seal, the day and year last above written.

Richard D. Rogers  
Notary Public

(Commission expires: April 19, 1965.)

STATE OF KANSAS } SS.  
RILEY, COUNTY }  
This instrument was filed for record on the  
9th day of Dec. A.D. 1961, at 11:50  
O'Clock A M, and duly recorded in Book  
291 at page 469  
Chas. L. Clabring Registrar of Deeds.  
Riley, Kansas

*See Survey Book Page 126*

25-10-25

BOARD OF HEALTH

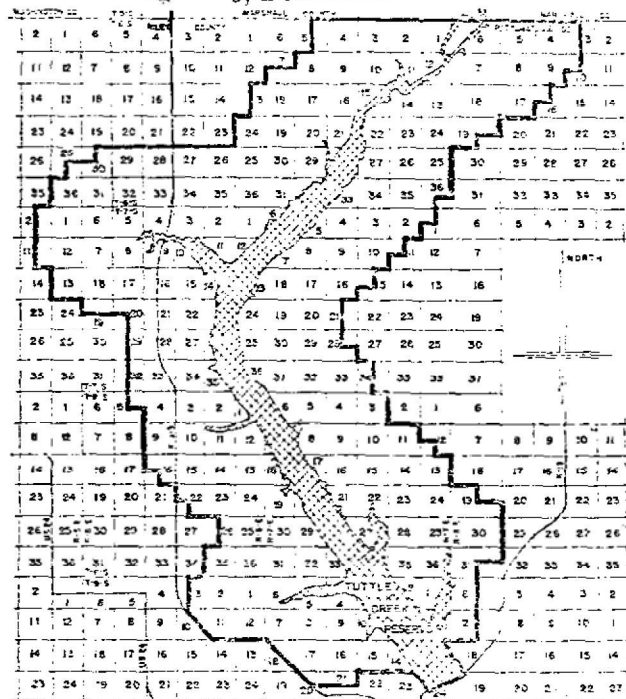
**28-10-29.** Boundaries of Tuttle Creek reservoir sanitation zone. (Official map filed with revisor of statutes, Topeka, and register of deeds in affected counties.) The boundaries of Tuttle Creek reservoir sanitation zone are hereby set and established as shown on the official map drawing 69-14 approved by the Kansas state board of health: *Provided*, That no land located within the corporate limits of any city located within these boundaries, or any land subject to a county sanitary code which contains provisions for the control of sewage disposal, water supplies and refuse handling practices and is adopted under the provisions of K. S. A. 19-3701 through 19-3708 shall be considered to be part of the sanitation zone or subject to any sanitation zone regulations. (Authorized by K. S. A. 1969 Supp. 65-157; effective E-65-23, Aug. 9, 1965; effective Jan. 1, 1969; amended Jan. 1, 1970.)

Pursuant to K.S.A. 1969 Supp. 65-187(a) this is a certified copy of Regulation 28-10-29 establishing the boundaries of the Tuttle Creek Reservoir sanitation zone.

*William H. Head*  
 Director of Environmental  
 Health Services  
 State Department of Health

STATE OF KANSAS (S.S.)  
 DEWEE COUNTY

This instrument was filed for record on the  
 11th day of Feb. A.D. 1970 at 1:30  
 P.M. and duly recorded in Book  
 338 at page 700 3.  
*Travis B. Beck* Register of Deeds  
 By \_\_\_\_\_ Deputy



DRAWING 69-14  
 Official Map Tuttle Creek Reservoir Sanitation Zone

1970 Supp.

646.12

BOOK 338 PAGE 700

RILEY COUNTY

No 477

APPLICATION FOR PERMIT TO BUILD (Buildings Outside of Fire Limits)

Gerald Puckett St. George, Kans.

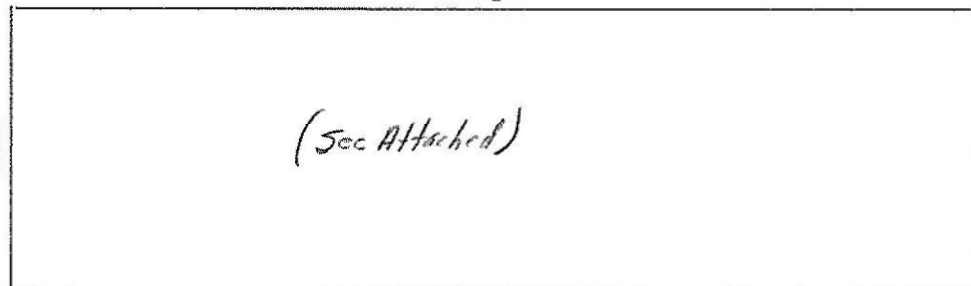
Manhattan, Kansas, Apr 14, 1954

I hereby make application for a permit to Build a building at Mill Cove Drive Street, Lot No. 28 in Mill Cove Park Addition or in Section described as follows

I hereby make the answers to the following questions a part of this application.

Form with two columns: NEW BUILDING [X] and REMODEL OR REPAIR OF BUILDING [ ]. Includes questions 1-14 regarding building details, cost, and materials.

Additional remarks length



I hereby certify that the above or attached plot shows the true relationship between the building to be constructed and the lot lines and existing buildings. I hereby agree and bind myself to construct said building in accordance with all requirements, rules and regulations of the Riley County Planning Board, of Manhattan, Kansas, and in good substantial and workmanlike manner. And I further agree to save the County harmless from all costs and damages which may accrue by reason of the deposit of material in streets, alleys or Public thoroughfares by reason of any excavation under such building, under alleys, sidewalks Public thoroughfares or adjacent property thereto. I agree to hire none other than duly licensed Plumbers and Electricians for plumbing or electrical work on such building; I will demand upon completion of such plumbing or electrical work a certificate of inspection, from plumber or electrician, which has signature of approval by the Riley County Planning Boards authorized representative.

Owner. Builder.

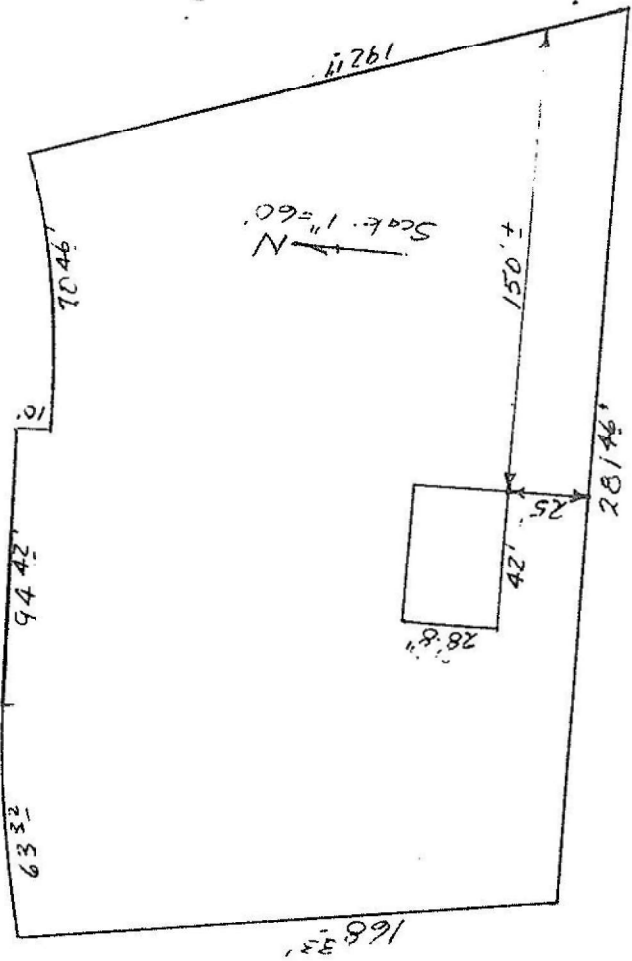
BUILDING PERMIT

Permission is hereby granted M. Gerald Puckett to construct a building at Mill Cove Drive Street, Lot No. 28 in Mill Cove Park

addition or section number described as follows. The manner of construction of building and its use for which this permit is issued as set forth in application above shall conform with the provisions of the Riley County Planning Board rules and regulations (zoning and building rules) and upon the completion of said building, a certificate of occupancy and compliance shall be issued to owner thereof, showing that provisions have been complied with. The use of a building in a manner in violation of any sch rules and regulations renders this permit null and void.

RILEY COUNTY PLANNING BOARD By [Signature] Administrative Officer.

S & Mill Cove Drive



RILEY COUNTY-MANHATTAN HEALTH DEPARTMENT  
2030 TECUMSEH ROAD  
776-4779

Existing Water Supply And  
Waste Disposal System Evaluation

Property: Legal Description Lots 28 and 29, Mill Cove Addition, Riley County, Kansas

Street Address 7086 Mill Cove

Purchaser: Glenn A. Davis

Water Supply

Public  Private

1964 Date of installation

Yes 1. Well located at least 75' from sources of contamination (septic system, feed lot, etc.)?

No 2. Well cased to 12 inches above ground surface?

Yes 3. Well head sealed to prevent contamination?

No 4. Well site properly drained?

Yes 5. Water softener provided in system?

Type of well pump: Submersible

Date and results of bacteriological analysis: Sample was taken 4/1/86. Results were satisfactory.

Comments: \_\_\_\_\_

Evaluator: C.A. Rasmussen

Sewage Disposal System

Public  Onsite  Waste stabilization pond 1964 Date of installation

Unk Percolation rate Unk Permit number Unk Name of installer

Unk Gal. septic tank Unk Sq. ft. lateral field 1984 Date tank last pumped & inspected

Yes Dwelling occupied? If no, date of last occupation: \_\_\_\_\_

Yes Waste water properly disposed of underground?

Repair history: \_\_\_\_\_

Comments: \_\_\_\_\_

Date of evaluation: April 1, 1986 Evaluator: CA Rasmussen

The Riley County-Manhattan Health Department has conducted a surface inspection of the sewage disposal system. This department assumes no responsibility for the continued satisfactory operation of the sewage disposal system. If at any time in the future this system malfunctions, action will be taken against the owner or record.

RILEY COUNTY-MANHATTAN HEALTH DEPARTMENT  
2030 TECUMSEH ROAD  
776-4779

Existing Water Supply And  
Waste Disposal System Evaluation

Property: Legal Description lots 28+29 Mill Cove Addition Riley Co. KS.

Street Address 7086 Mill Cove

Purchaser: Glenon A. Davis

Water Supply

Public  Private

964 Date of installation

- 935 1. Well located at least 75' from sources of contamination (septic system, feed lot, etc.)?
- NO 2. Well cased to 12 inches above ground surface? well head in pit - cement walls & to P, sealed - p. tank in pit - wooden top on pit.
- 929 3. Well head sealed to prevent contamination?
- NO 4. Well site properly drained?
- 965 5. Water softener provided in system?

type of well pump: submersible

date and results of bacteriological analysis: Sample was taken 4-1-86. Results were satisfactory

Comments: \_\_\_\_\_

evaluator: CA Rasmussen

Sewage Disposal System

Public  Onsite  Waste stabilization pond 1964 Date of installation

UNK Percolation rate UNK Permit number UNK Name of installer

UNK Gal. septic tank UNK Sq. ft. lateral field 1984 Date tank last pumped & inspected

YES Dwelling occupied? If no, date of last occupation: \_\_\_\_\_

965 Waste water properly disposed of underground?

repair history: \_\_\_\_\_

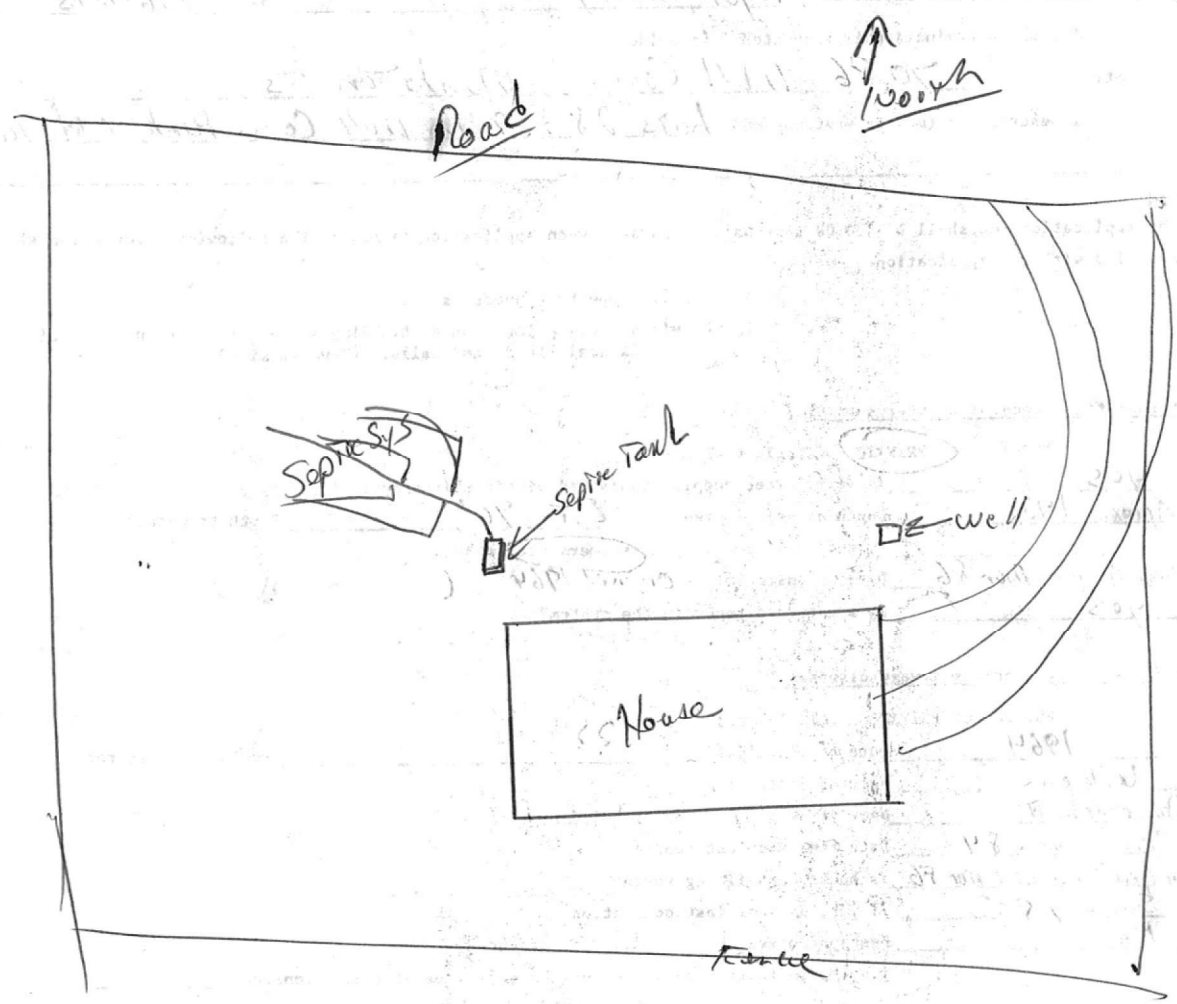
Comments: \_\_\_\_\_

date of evaluation: \_\_\_\_\_ Evaluator: \_\_\_\_\_

The Riley County-Manhattan Health Department has conducted a surface inspection of the sewage disposal system. This department assumes no responsibility for the continued satisfactory operation of the sewage disposal system. If at any time in the future this system malfunctions, action will be taken against the owner or record.

Copy(s) of lab results of water supply included as part of the report.)





The Office of Laboratories and Research  
The Environmental Laboratory  
Forbes Bldg. 740  
Topeka, Ks. 66620

Performed by

THE BACTERIOLOGICAL  
EXAMINATION

Interpreted by

Kansas Dept. of Health and Environment  
Division of Environment  
Topeka, Ks. 66620  
Phone (913) 862-9360

Were collected by **RASMUSSEN**

for **DAVIS/JONES**

ID Number **5RL00-RL-5**

on (date) **04/01/86**

received by laboratory (date) **04/02/86**

and reported (date) **04/03/86**

The examination consisted of a search for the presence of coliform bacteria in the water sample. Methods used are those noted in the latest edition of Standard Methods for the Examination of Water and Wastewater. Coliform bacteria are used as pollution indicating bacteria as they are always present in human and animal wastes.

Location where sample(s) were taken	Chlorine residual	Membrane filter count per 100 ml.	Laboratory Number	Count made by		For a brief interpretative Statement, refer to the paragraph indicated by letter(s) appearing in this column.
<b>KITCHEN TAP</b>		<b>LT 10</b>	<b>10569</b>		<b>D</b>	←

RESULTS WILL BE ISSUED FOR KAR 28-15-25 COMPLIANCE DETERMINATIONS FOR THE REPORT PERIOD

BEGINNING **03-31-86**

AND ENDING **04-25-86**

IN THE CASE OF PUBLIC WATER SYSTEM.

Coliform bacteria were not found in the sample portion examined.

Coliform bacteria were found in the sample portion examined in the number indicated. Steps should be taken to determine the source of pollution. After corrective work has been done, the sampling at this point should be repeated. Things to look for include: inadequate chlorination, recent water main repair without adequate disinfection, a cross-connection between the public supply and a private supply, and poor sampling technique.

GO TO NEXT COLUMN THIS PAGE

C. The excessive amount of bacterial growth found in the sample portion of water examined resulted in ill-defined colonies that could not be identified and counted with accuracy as coliform bacteria. This result is expected with inadequate chlorination, poor sanitizing after main repair or poor housekeeping practices in the operation of the water supply. After corrective measures have been taken, the sampling at this point should be repeated.

CONTINUED ON BACK OF THIS PAGE

Coliform bacteria were not found in the sample portion examined indicating thereby a satisfactory sample.

Coliform bacteria were found in the sample portion examined in the number indicated. Steps should be taken to determine the source of pollution and after corrective measures have been taken, an additional sample should be collected and submitted to this laboratory. Please contact your local Health Department for assistance.

The excessive amount of bacterial growth found in the sample portion of water examined resulted in inability to identify and count coliform bacteria. After corrective measures have been taken to prevent gross bacterial contamination followed by chlorination, an additional sample should be taken.

Coliform bacteria were not found in the swim pool water sample portion examined.

Coliform bacteria were found to be present in the swim pool water sample portion in the number indicated. Presence of coliform bacteria in swim pool water is generally due to inadequate chlorination. A chlorine residual of 0.4 to 0.6 milligram per liter should be maintained at all times in swimming pool water.

3. Public water systems must be prepared to preserve all bacteriological reports for a minimum of five (5) years.

- L. The water sample(s) could not be examined because:
  1. No date of collection of the water sample given.
  2. Excessive time between collection and date of laboratory arrival. Samples are discarded that are in transit longer than 48 hours.
  3. Presence of chlorine in the water sample.
  4. Insufficient water for examination due to sample bottle leaking while in transit.
  5. Laboratory accident.
  6. Sample bottle numbers not given by collector result in inability to properly identify sample with source of collection given on shipment card.
  7. Inadequate information regarding the sample source, collector name and other essential information.
- TC. The abbreviation indicates the membrane filter count is total coliform count.
- FC. The abbreviation indicates the membrane filter count is fecal coliform count.
- FS. The abbreviation indicates the membrane filter count is fecal Streptococcus count.
- X. No interpretive statement available.

## Real Estate Brokerage Relationships

Kansas law requires real estate licensees to provide the following information about brokerage relationships to prospective sellers and buyers at the first practical opportunity. This brochure is provided for informational purposes and does not create an obligation to use the broker's services.

**Types of Brokerage Relationships:** A real estate licensee may work with a buyer or seller as a seller's agent, buyer's agent or transaction broker. The disclosure of the brokerage relationship between all licensees involved and the seller and buyer must be included in any contract for sale and in any lot reservation agreement.

**Seller's Agent:** The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent. In order to function as a seller's agent, the broker must enter into a written agreement to represent the seller. Under a seller agency agreement, all licensees at the brokerage are seller's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a seller's agent and the supervising broker of the designated agent functions as a transaction broker.

**Buyer's Agent:** The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent. In order to function as a buyer's agent, the broker must enter into a written agreement to represent the buyer. Under a buyer agency agreement, all licensees at the brokerage are buyer's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a buyer's agent and the supervising broker of the designated agent functions as a transaction broker.

**A Transaction Broker** is not an agent for either party and does not advocate the interests of either party. A transaction brokerage agreement can be written or verbal.

**Duties and Obligations:** Agents and transaction brokers have duties and obligations under K.S.A. 58-30,106, 58-30,107, and 58-30,113, and amendments thereto. A summary of those duties are:

**An Agent**, either seller's agent or buyer's agent, is responsible for performing the following duties:

- promoting the interests of the client with the utmost good faith, loyalty, and fidelity
- protecting the clients confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the client to obtain expert advice
- accounting for all money and property received
- disclosing to the client all adverse material facts actually known by the agent
- disclosing to the other party all adverse material facts actually known by the agent

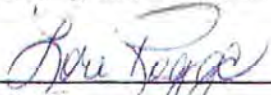
**The transaction broker** is responsible for performing the following duties:

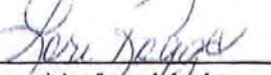
- protecting the confidences of both parties
- exercising reasonable skill and care
- presenting all offers in a timely manner
- advising the parties regarding the transaction
- suggesting that the parties obtain expert advice
- accounting for all money and property received
- keeping the parties fully informed
- assisting the parties in closing the transaction
- disclosing to the parties all adverse material facts actually known by the transaction broker

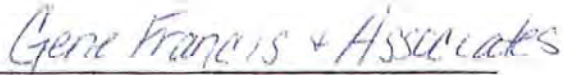
**Agents and Transaction Brokers** have no duty to:

- conduct an independent inspection of the property for the benefit of any party
- conduct an independent investigation of the buyer's financial condition
- independently verify the accuracy or completeness of statements made by the seller, buyer, or any qualified third party.

**General Information:** Each real estate office has a supervising broker or branch broker who is responsible for the office and the affiliated licensees assigned to the office. Below are the names of the licensee providing this brochure, the supervising/branch broker, and the real estate company.

  
\_\_\_\_\_  
Licensee

  
\_\_\_\_\_  
Supervising/branch broker

  
\_\_\_\_\_  
Real estate company name approved by the commission

\_\_\_\_\_  
Buyer/Seller Acknowledgement (not required)