



Property Information Packet

2517 E. Winesap St.
Wichita, KS 67216



AUCTION
SATURDAY, MARCH 2ND at 10:00 AM

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519 N. Oliver • Wichita, Kansas 67208
Phone 316.683.0612 • Fax 316.683.8822



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This Property is selling in its present condition and is accepted by the buyer(s) without any expressed or implied warranties or representations from the seller(s) or his(her) agent(s). It is incumbent upon the buyer(s) to exercise his(her) own due diligence prior to bidding on this property. It is the responsibility of the prospective purchaser(s) to have any and all inspections completed prior to the auction day including, but not limited to, roof, structure, termite, environmental, groundwater, flood designation, presence of lead-based paint and/or lead-based paint hazards, presence of mold, presence of asbestos, electrical, mechanical, plumbing and any other desired inspections, if any. Information given is from sources deemed reliable but NOT guaranteed by the seller(s) or the Realtor(s)® /Auctioneer(s). Announcements made the day of the auction shall take precedence over anything previously stated or printed. There will be a 10% Buyers Premium added to the high bid price to arrive at the final contract price.

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MLS#: 347611 m VT: N
Status: Active
Type: Single Family OffSite Bit
Address: 2517 E WINESAP ST
 WICHITA, KS 67216
County: Sedgwick
Area: 901
Subdivision:
Asking Price: \$0 (Auction)
Class: Residential
Elem. School: Prairie Elementary
Middle School: Haysville West
High School: Campus
\$/TFLA-AGLA: \$0-\$0
Lot Size/SQFT: 41091
Appraisal?:
AG Bedrooms: 3
Total Bedrooms: 3
AG Full/Half Baths: 2/0
Total Baths: 2
Approx AGLA/Source: 1,000/Measured
Approx BFA/Source: 0/Measured
Approx TFLA: 1,000
Garage: Two Car
Original Price: \$0
Levels: One Story
Basement: Cellar
Approx. Age: 36 - 50 Years
Year Built: 1977
Acreeage Range: 1/2 to 1 Acre
Acreeage: 0.940
Auction?: Y

General Info

Level	Room Type	Dimnsns	Floor	Internet Display:	Address Display:
M	Master BR	8'3"x13'3"	Carpet	Y	Y
M	Bedroom	10'6"x11'2"	Carpet	Y	Y
M	Living Room	24'7"x11'3"	Carpet	Y	Y
M	Kitchen	9'2"x7'2"	Laminate-Other	Y	Y
M	Bedroom	9'6"x9'	Carpet	Y	Y
M	Dining	11'4"x11'3"	Carpet	Y	Y

Comment Display: Y
Estimated Completion Date:
Builder Name:
Other Rooms: Concrete Storm Room, Workshop
Legal: Lot 5 Block 2 Applewood Farms Add.
Directions: Hydraulic & 63rd S. (Patriot Ave)- Head E. on Patriot Ave to Grove St., Go S. on Grove to Winesap, E. on Winesap to home.

Features

Appliances:	Dishwasher, Disposal, Refrigerator, Range/Oven	Flood Insurance:	Unknown
Basement Finish:	None	Roof:	Composition
Exterior Amenities:	Ag Outbuilding(s), Covered Patio, Fence-Chain, Storage Building(s), Storm Shelter, Covered Deck	Frontage:	Unpaved Frontage
Neighborhood Amenities:		Heating:	Forced Air, Propane-Leased
Interior Amenities:	Ceiling Fan(s), Closet-Walk-In, Owned Water Softener, Vaulted Ceiling, Window Coverings-All	Fireplace:	
HOA Due Include:		Dining Area:	Kitchen/Dining Combo
Architecture:	Mobile-No Perm Foundation	Utilities:	Septic, Private Water
Exterior Construction:	Frame	Garage:	Detached
Lot Description:	Irregular	Possession:	At Closing
Cooling:	Central	Documents:	Additional Photos, Ground Water, Lead Paint, Sellers Prop. Disclosure
Kitchen Features:	Eating Bar	Proposed Financing:	
Master Bedroom:	Master Bdrm on Main Level, Master Bedroom Bath, Tub/Shower/Master Bdrm		
Laundry:	Main Floor		
Basement/Foundation:	Other/See Remarks		
Ownership:	Individual		
Warranty:	No Warranty Provided		
Property Condition Rpt:	Y		

Taxes & Financing

Assumable:	N	General Taxes:	\$408.17	General Tax Year:	2012
Yearly Specials:	\$234.14	Total Specials:	\$1,142.27	Currently Rented?	N
Yearly HOA Dues:		HOA Initiation Fee:		Earnest Money:	MCCURDY AUCTION LLC TRUST
HBBP Company:				Rental Amount:	

Comments

Public Remarks: ONSITE REAL ESTATE AUCTION ON MARCH 2ND @ 10:00 A.M. 3 Bedroom, 2 Bath Mobile home with 2 car 24'x 30' detached garage. Garage has a 12' x 24' solid concrete basement that's perfect for a storm shelter. Along with the home and garage, this property has a 20'x 30' shop, storage building, and well. Carbon tank is leased from Culligan for \$35/mo. that's attached to the water softener. *Because the property is a mobile home, square footage is approximate. Buyer verification is preferred. This property is selling in its present condition and is accepted by the buyer(s) without any expressed or implied warranties or representations from the seller(s) or his/her agent(s). It is incumbent upon the buyer(s) to exercise his/her own due diligence prior to bidding on this property. It is the responsibility of the prospective purchaser(s) to have any and all inspections completed prior to the auction day including, but not limited to, roof, structure, termite, wood destroying insects, environmental, groundwater, flood designation, presence of lead-based paint and/or lead-based paint hazards, presence of mold, presence of asbestos, presence of radon, electrical, mechanical, plumbing and any other desired inspections, if any. Information given is from sources deemed reliable but NOT guaranteed by the seller(s) or the Realtor(s) / Auctioneer(s). Announcements made the day of the auction shall take precedence over anything previously stated or printed. There will be a 10% Buyers Premium added to the high bid price to arrive at the final contract price. This property will be open for previewing one hour prior to the real estate auction or by scheduled appointment. The earnest money amount due at the auction from the high bidder is \$3,500.

Private Remarks: *Broker participation is recognized, a 3% referral fee is being offered. Click the above link titled "Broker Registration" for details. This property will have a 10% Buyer's Premium added to the final bid price.

Office and Showing Information

LstOff:	<u>McCurdy Auction, LLC</u>	Office Phone	316-683-0612	Lst Date:	11/29/2012
LstAgt:	<u>Megan Rae McCurdy - MCCURMEG</u>	Cntct Ordr	Ph. Num	Exp Date:	4/2/2013
Co-Off:		Direct	316683-0612	Sub-Agent	0
Co-Agt:	-	Office	316-683-0612	Buyer Broker	3
DOM/CDOM:	62/62			Trans Broker	3
Type of Listing	Excl Right w/o Reserve			Var Comm	NONVAR
ToShow:	Call Showing #			Agent Type	Sellers Agent
Lockbox	SCK MLS			Input Date	01/28/2013
		Showing Phone	316-945-7400		
		Model Home Ph.			
		MLS#:	347611		

--Information deemed reliable but not guaranteed--Copyright: 2013 by the South Central Kansas MLS, Inc.
 Prepared by Melissa R. Mosher of McCurdy Auction, LLC on 1/29/2013 11:05:08 AM

Seller's Property Disclosure
 (To be completed by Seller)
This report supersedes any list appearing in the MLS

Property Address: 2517 E. Winesap St., Wichita, KS 67216 Date of Purchase: _____
 Seller(s): _____

This report serves a dual purpose, to disclose property condition and to indicate items the Seller intends to leave in the home which will be transferred to the Buyer pursuant to the purchase contract, and it will be made a part of the purchase contract. Please be as complete and accurate as possible. Attach additional sheets if space is insufficient for all applicable comments. Seller acknowledges and understands that the Broker(s) and potential buyer of the property will rely upon the accuracy of facts and opinions set forth in this disclosure.

	TRANSFERS TO BUYER				TRANSFERS TO BUYER			
	None/ Does Not Transfer to Buyer	Not Working		Don't Know	None/ Does Not Transfer to Buyer	Not Working		Don't Know
		Working	Working			Working	Working	

APPLIANCES

Central Vac	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Oven/Range	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refrigerator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satellite Dish	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Grill	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Receiver(s) & Remotes #	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trash Compactor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments: _____					Vent Hood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ELECTRICAL SYSTEMS

Elec Air Filter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke/Fire Detectors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling Fan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Inside Telephone Wiring/ Blocks/Jacks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Door Bell	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cable TV Wiring/Jacks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intercom	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage Door Opener	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Remote Control(s) # <u>2</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vent Fan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Wiring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Light Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copper Wiring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Switches/Outlets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	220 Volt	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Security System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Service Panel Total Amps <u>100 house</u>				
<input type="checkbox"/> Own <input type="checkbox"/> Rent/Financed Co					Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments: _____					Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DRAINAGE/SEWAGE SYSTEMS Part I (See Part II also)

Sewage System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump Pump	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments: _____					Other <u>garage basement</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Seller's Initials JD DB Buyer's Initials _____

PART I - Indicate the condition of the following items by marking the appropriate box. Check only one box for each item.

None/
Does Not
Transfer
to Buyer

TRANSFERS TO BUYER

Working Not Working Don't Know

None/
Does Not
Transfer
to Buyer

TRANSFERS TO BUYER

Working Not Working Don't Know

HEATING AND COOLING SYSTEMS

Humidifier

Solar Equipment

Whole House/
Attic Fan

Window/Wall AC

Gas Log Lighter

Propane Tank

Cooling System

Type Rhem Age 2 yrs

Heating System

Type Rhem Age 2 yrs

Fireplace

Fireplace Insert

Woodburning Stove

Date Fireplace wood stove chimney flue
was last cleaned _____

Other _____

Other _____

Own Rent Co.

Comments: REG Propane in EL Dorado

WATER SYSTEMS Part I (See Part II also)

Hot Tub/Spa

Pool/Equipment

Water Purifier

Water Softener

Plumbing

Type _____

Water Heater

Type/Size Propane 40GL Age 1 yr

Underground Sprinkler

Has approved backflow device been installed? _____

Date last tested/inspected _____

Other _____

Own Rent Co.

Comments: _____

Part II - Answer questions to the best of your (Seller's) knowledge.

Yes No Don't Know

WATER SYSTEMS (Part II)

Is the property connected to a public water system?
If yes, City Water Rural Water Transfer Fee \$ _____ District _____

Is the property connected to a private water system?
If yes, Drinking Well Irrigation Well
Location Back yard Depth 28 Ft. Type CASE
Location _____ Depth _____ Type _____

Has water ever shown test results of contamination? No Yes (explain below)

Are there any abandoned cisterns or unplugged wells?
Comments Corrections made & was re-tested August of 2010 & found to be safe for drinking.

Seller's Initials SB DB

Buyer's Initials _____

Part II – Answer questions to the best of your (Seller’s) knowledge. Specify relevant details in comments line.

Yes No Don't Know

DRAINAGE/SEWAGE SYSTEMS (Part II)

- Yes No Don't Know Is property connected to a public sewer system? If yes, no explanation is required.
 - Yes No Don't Know Is property connected to a septic system? Date last pumped 2007
 Tank size _____ Location _____ # feet laterals _____
 # feet infiltrators _____ Location Front yard
 - Yes No Don't Know Is the property connected to a lagoon system? Location _____
 - Yes No Don't Know Is the property connected to some other type of waste disposal system? Explain below.
 - Yes No Don't Know To your knowledge, is there any problem relating to the waste disposal system?
 - Yes No Don't Know Is the property located in a subdivision with a master drainage plan?
 - Yes No Don't Know If so, is the property in compliance?
 - Yes No Don't Know Has the property ever had a drainage problem during your ownership?
- Comments _____

STRUCTURAL FOUNDATION/WALLS

- Check all that apply Basement Crawl Space Slab
- Yes No Don't Know Are any exterior walls covered with Exterior Insulation & Finish System (synthetic stucco)?
 - Yes No Don't Know If yes, are you aware of any adverse conditions (explain below)?
To your knowledge, indicate any past or present:
 - Yes No Don't Know Movement, shifting, deterioration or other problems with walls or foundation?
 - Yes No Don't Know Cracks or flaws in the walls, floors, or foundation?
 - Yes No Don't Know Problems with driveways, walkways, patios, retaining walls, party walls?
 - Yes No Don't Know Problems with operation of windows or doors, or broken seals?
 - Yes No Don't Know Repairs to items in this section?
 - Yes No Don't Know Are there any transferable warranties (explain below)?
- Comments _____

ROOF/INSULATION

- Yes No Don't Know Age 10 yrs Type Comp
 - Yes No Don't Know To your knowledge, are there any past or present roof leaks?
 - Yes No Don't Know Has the roof been replaced or repaired during your ownership?
 - Yes No Don't Know Are there any transferable warranties?
 - Yes No Don't Know Do you know of any problems with roof or rain gutters?
 - Yes No Don't Know Insulation in (circle all that apply): Y N DK ceiling/attic Y N DK walls Y N DK floors
- Comments _____

HOMEOWNER'S ASSOCIATION

- Yes No Don't Know Is the property subject to rules or regulations of any homeowner's association?
- Comments _____
- Annual Dues \$ _____ Initiation Fee \$ _____
- Yes No Don't Know To your knowledge, are there any problems relating to any common area?

Seller's Initials LS DB

Buyer's Initials _____

- Have you been notified of any condition which may result in an increase in assessment?
Comments City water supply
- Are there any restrictive covenants?
Comments _____

Part II – Answer questions to the best of your (Seller’s) knowledge.

Yes	No	Don't Know
-----	----	------------

TERMITES, WOOD INFESTATION, DRY ROT

- Do you have knowledge of termites, dry rot, or other wood infestation on/affecting property?
- Do you have any knowledge of any damage to the property caused by termites, wood infestation, or dry rot?
- Have there been any repairs of such damage?
- Is the property currently under termite warranty or other coverage by a licensed pest control company? Who? Vititoe Pest Control
- Have you had any termite control reports in the last five years?
Comments _____
- Have you had any termite control treatments in the last five years?
Comments treated 7-15-2011 garage & Shop
- Have you had any pest control reports in the last five years?
Comments _____
- Have you had any pest control treatments in the last five years?
Comments _____

BOUNDARIES/LAND

- Have you had a survey of your property?
- Are the boundaries of your property marked in any way?
- Is there any fencing on the boundary(ies) of the property?
- If yes, does the fencing belong to the property?
- To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?
- To your knowledge, is any portion of the property located in a federally designated flood plain or wetlands area?
- Do you currently pay flood insurance?
- Are there any features of the property shared in common with adjoining landowners, such as walls, fences, roads, driveways (explain below)?
- Is the property owner responsible for maintenance of any such shared feature?
- Do you know of any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability problems that have occurred on the property or the immediate neighborhood?
Comments Fence on East & West Shared with others

Seller's Initials RB RB

Buyer's Initials _____

Part II – Answer questions to the best of your (Seller’s) knowledge.

	Don't
Yes	No Know

WATER INTRUSION/LEAKS

To your knowledge, indicate any past or present:

- Water leakage in or around the fireplace or chimney?
- Water leakage around windows or doors?
- Accumulation of water within the basement/crawl space?
- Dampness within the basement/crawl space?
- Repairs or other attempts to control any water/dampness in basement/crawl space?
- Leaks occurring in any plumbing, water supply lines, drains, sewer lines, etc.?
- Leaks caused by any appliance?
- Leaks from any condensation drain lines, humidifier, dehumidifier, etc.?

Comments _____

MOLD/MILDEW

According to the EPA, molds are part of the natural environment. Molds reproduce by means of tiny spores that are invisible to the naked eye, and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. Inhaling or touching mold spores may cause allergic reactions in sensitive individuals.

To your knowledge, indicate any past or present:

- Presence of any mold/mildew in the property?
- Any problems created by mold or mildew for occupants of the structure during your ownership?
- Have you had any inspections for mold or mildew?
- Have you received any reports pertaining to mold or mildew on or within the structure?

Comments _____

ENVIRONMENTAL CONDITIONS

Groundwater contamination has been detected in several areas in and around Sedgwick County. Licensees do not have any expertise in evaluating environmental conditions.

- Are you aware of groundwater contamination or other environmental concerns?
- Do you have any reports or records pertaining to groundwater contamination or other environmental concerns?

To your knowledge, are any of the following substances, materials or products on the real property?

- Asbestos
- Contaminated soil or water (including drinking water)
- Landfill or buried materials
- Lead-based paint (if yes, see attached disclosure)
- Radon gas in house or well
- Methane gas
- Oil sheers in wet areas
- Radioactive material
- Toxic material disposal (e.g. solvents, chemicals, etc.)
- Underground fuel or chemical storage tanks
- EMFs (Electro Magnetic Fields)
- Gas or oil wells in area

Seller's Initials

Buyer's Initials _____

Part II – Answer questions to the best of your (Seller’s) knowledge.

Yes No

- Ureaformaldehyde foam insulation (UFFI)
- Other Don't Know
- To your knowledge, are any of the above conditions present near your property?
Comments _____

MISCELLANEOUS

To your knowledge:

- Have any structural additions, changes, or repairs been made to the property without obtaining all necessary permits and government approvals?
- Are there any producing or non-producing gas/oil wells on the property or adjacent property?
- Is there any unrepaired damage due to hail, storm, wind, fire, flood, rodents, or pets?
- Are there any stains, tears, burns, holes, etc. in the Property that are not readily visible?
- Do you currently own or have you ever owned a pet in this property?
- Has there been any damage due to pets, including but not limited to odors, stains, etc.?
- Have you had any insurance claims in the past five years?
Were repairs made? Explain NO Team on house & shop
- Is the present use of the property a non-conforming use?
- Are any local, state, or federal agencies requiring repairs, alterations, or corrections of any existing conditions?
- Are there any diseased or dead trees or shrubs?
- Do all window and door treatments stay? If no, list those that do not stay _____
- Are there any other facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property? If yes, explain.
- Are there any transferable warranties on appliances or remaining personal property (list below)?
Comments _____

Seller’s Disclosures Concerning Special Assessments

To your knowledge:

- The Property may be subject to special assessment or similar fee or is located in an improvement district.
The Seller verifies that as of 12-19-12 : the yearly amount of such special assessment or similar fee is \$ 234.14 ; the total amount of such special assessment or similar fee is \$ _____ ; and the final yearly installment of such special assessment or similar fee is to be paid in the year _____.

The yearly amount of such special assessment or similar fee is unknown; it is the good faith estimate of the Seller that the yearly amount of the such special assessment or similar fee is \$ _____ and that the total amount of the such special assessment or similar fee is \$ _____.

Seller's Initials DR DB

Buyer's Initials _____

SELLER'S ACKNOWLEDGMENT

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

Seller is occupant. Y N

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

Seller Dixie Y Burgess 12-1-12
Date

Seller Dixie Y Burgess 12-1-12
Date

BUYER'S ACKNOWLEDGMENT AND AGREEMENT

1. I have personally inspected the property. I will rely upon the inspections encouraged under my contract with Seller. Subject to any inspections, I agree to purchase the property in its present condition without representations or guarantees of any kind by the Seller or any REALTORS® concerning the condition or value of the property.

2. I agree to verify any of the above information that is important to me by an independent investigation of my own. I have been advised to have the property examined by professional inspectors.

3. I acknowledge that neither Seller nor any REALTORS® involved in this transaction is an expert at detecting or repairing physical defects in the property. I state that no important representations concerning the condition of the property are being relied upon by me except as disclosed above or as fully set forth as follows: _____

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

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

Buyer _____
Date

Buyer _____
Date

DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Property Address 2517 E. Winesap St., Wichita, KS 67216

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 (please complete both a and b below)

(a) Presence of lead-based paint and/or lead-based paint hazards (*initial one*):

DB *SLX* Seller has no knowledge of lead-based paint and/or lead based paint hazards in the housing; *or*
_____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

(b) Records and Reports available to the Seller (*initial one*):

DB *SLX* Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing; *or*
_____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):

BUYER'S ACKNOWLEDGMENT (please complete c, d, and e below)

_____ (c) Buyer has received copies of all information listed above. (*initial*)

_____ (d) Buyer has received the pamphlet *Protect Your Family from Lead Paint in Your Home*. (*initial*)

(e) Buyer has (*initial one*):

_____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards; *or*

_____ 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/LICENSEE'S ACKNOWLEDGMENT (initial below)

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

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.

 SLT Burgess *11-29-12*
Seller Date

Buyer Date

 Dixie Y Burgess *11-29-12*
Seller Date

Buyer Date

 MR RMR *11/29/12*
Agent/Licensee Date

Agent/Licensee Date



Water Well, Lagoon & Septic Ordinance
City of Wichita & Sedgwick County

Property Address: 2517 E. Winesap St., Wichita, KS 67216

1. Within the *City of Wichita*, any property with any type of water well must have an inspection when the property is being transferred. The property owner is required to notify the Health Department, and is responsible for the \$125.00 inspection fee. If the water well on the property is used for personal use (drinking, cooking or bathing) it must be sampled as well. An additional sample fee of \$25.00 per sample will be charged. If the well is for irrigation purposes only, the inspection must be conducted; however the water sample is optional. The City of Wichita will bill for the inspection and sample.
2. In *Sedgwick County (not within the city of Wichita)* Code Enforcement charges fees of \$60 for wastewater inspection (Septic/Lagoon), \$50 for Water Well (Drinking/Irrigation), or \$100 for both system inspections. If a water sample is required, it is an additional \$45. Sedgwick County requires payment prior to scheduling inspections.
3. All water wells must be located a minimum of 25 feet from a foundation that has been treated for termites (or will require treatment prior to transfer of ownership) with a subsurface pressurized application of a pesticide. Existing wells may remain in a basement if they are not within 10 feet of main sewer line or within 25 feet of foundation if no termite treatment has occurred or is currently needed.
4. All wastewater septic and lagoon systems must be inspected prior to property transfer. Prior to scheduling septic inspection, the septic tank must be pumped and inspection must be made at the same time of pumping. Please coordinate this inspection with your septic pumping company and the city/county inspector. Lagoon systems do not need pumping prior to transfer; however, an inspection by the Health Department is required.

DB *[Signature]*
DOES THE PROPERTY HAVE A WELL? YES NO

If yes, what type? Irrigation Drinking X Other

Location of Well: Approx. 50 feet Behind Deck

DOES THE PROPERTY HAVE A LAGOON OR SEPTIC SYSTEM? YES X NO

If yes, what type? Septic X *[Signature]* Lagoon

Location of Lagoon/Septic Access: front yard

[Signature]
Owner

11-29-12
Date

[Signature]
Owner

11-29-12
Date



Average Utilities

Address: _____

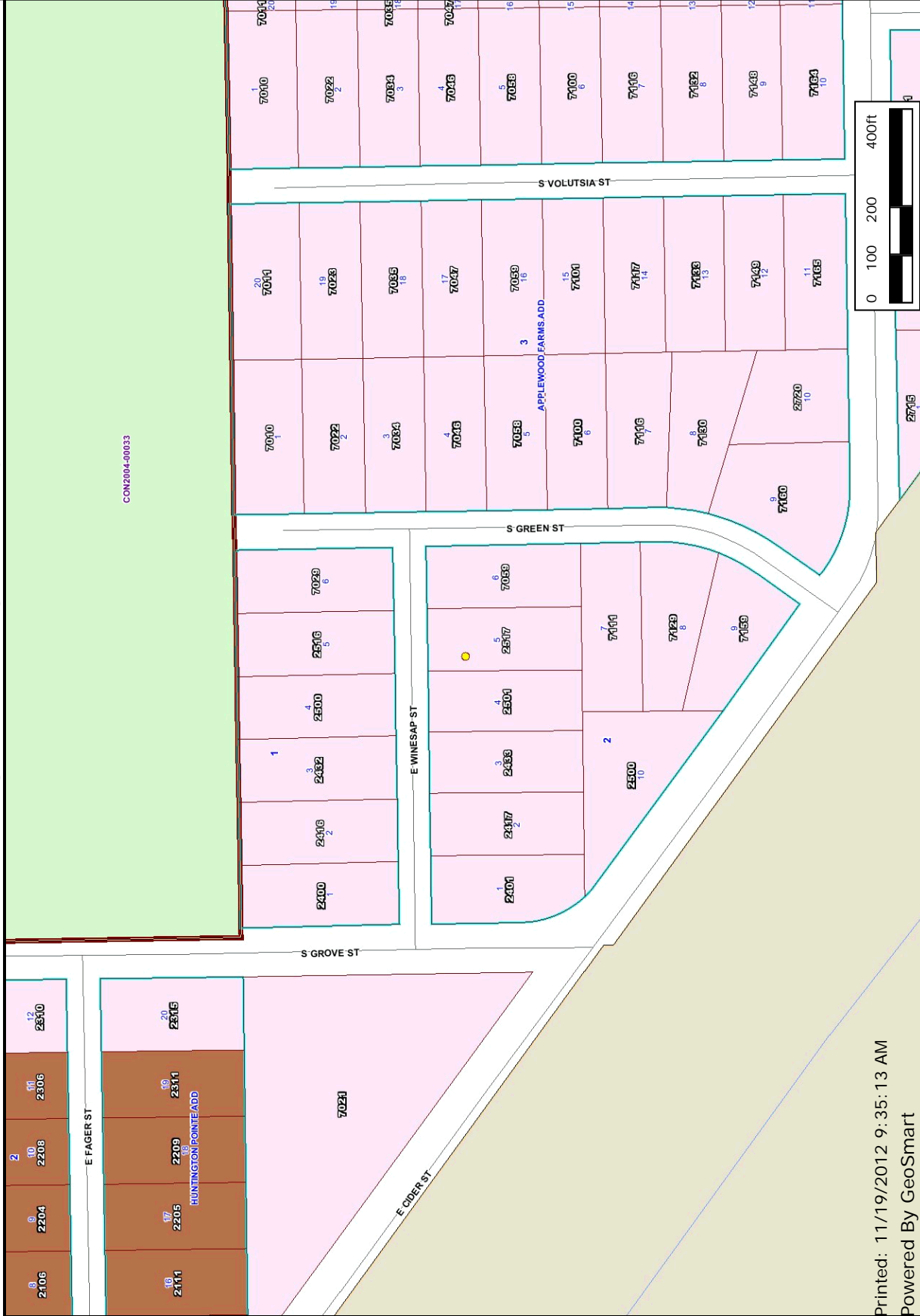
	Company	Amount/month
Electric:	_____	_____
Water & Sewer:	_____	_____
Gas:	_____	_____

* Information given is from sources deemed reliable but NOT guaranteed by the Sellers or the Realtors ®/Auctioneers.



2517 E. Winesap St., Wichita, KS

Zoning-SF-5/Single Family



Printed: 11/19/2012 9:35:13 AM
 Powered By GeoSmart

	City Limit Boundaries		CELLTOWER_PE-RMIT
	Historic Districts		Old Town
	Delano Overlay District		NO
	Property Parcels		YES
	Lot Block		Property Parcels
	Subdivisions		Lot Block
	Historic Sites		Subdivisions
	REGIONAL STATE/NATIONAL-AL		Historic Sites
	STATE		REGIONAL STATE/NATIONAL-AL
	Zoning Cases		STATE
	Zoning		Zoning Cases
	RR		Zoning
	SF-20		RR
	SF-10		SF-20
	SF-5		SF-10
	TF-3		SF-5
	MF-18		TF-3
	MF-29		MF-18
	B		MF-29
	MH		B
	NO		MH
	GO		NO
	NR		GO
	LC		NR
	OW		LC
	GC		OW
	AFB		GC
	IP-A		AFB
	IP		IP-A
	CBD		IP
	LI		CBD
	GI		LI
	PUD		GI



Every reasonable effort has been made to assure the accuracy of the maps and associated data provided herein. This information is provided with the understanding that the data are susceptible to a degree of error, and conclusions drawn from such information are the responsibility of the reader. The City of Wichita makes no warranty, representation or guaranty as to the content, accuracy, timeliness or completeness of any of the data provided herein. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita. The City of Wichita shall assume no liability for any decisions made or actions taken or not taken by the reader in reliance upon any information or data furnished hereunder. The user should consult with the appropriate departmental staff member, e.g. Planning, Parks & Recreation, etc. to confirm the accuracy of information appearing in the visual presentations accessible through these web pages.



2517 E. Winesap St., Wichita, KS

Flood Zone-X



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- City Limit Boundaries
- Property Parcels
- Base Flood Elevations
- Cross Sections
- Flood Way
- Flood Zones
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- X PROTECTED BY LEVEE
- AH;AE;A;AO FIRM PANELS
- City Limits
- Small Cities Sedgwick County Wichita



CON 2004-00033

2517 E Winesap St., Wichita

34

3

FAGER

GROVE

WINESAP

GREEN

VOLUTSIA

WICHITA

11ST

CIDER

Wichita-Valley Center Floodway
COUNTY

APPLEWOOD FARMS

AN ADDITION TO SEDGWICK COUNTY, KANSAS

LEGEND
•• Iron Pipe (Round) - use as shown
••• Iron Pipe (Spiral)
••••• Stake (Round) - use as shown



Know all men by these presents, that we, the undersigned property owners of the lands above set forth in the Engineer's Certificate, have caused the land to be surveyed and platted as APPLEWOOD FARMS, within Sedgwick County, Kansas, as shown on the plat hereon, to be constructed and maintained as public streets and drainage as hereby granted to the public all subjects' rights of access to and from the same.

Know all men by these presents, that we, the undersigned property owners of the lands above set forth in the Engineer's Certificate, have caused the land to be surveyed and platted as APPLEWOOD FARMS, within Sedgwick County, Kansas, as shown on the plat hereon, to be constructed and maintained as public streets and drainage as hereby granted to the public all subjects' rights of access to and from the same.

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Know all men by these presents, that we, the undersigned property owners of the lands above set forth in the Engineer's Certificate, have caused the land to be surveyed and platted as APPLEWOOD FARMS, within Sedgwick County, Kansas, as shown on the plat hereon, to be constructed and maintained as public streets and drainage as hereby granted to the public all subjects' rights of access to and from the same.

This plat has been submitted to and approved by the Nichols-Sedgwick County Metropolitan Area Planning Commission, Nichols, Kansas, dated this 13th day of April, 1981.

This plat approved and all dedications shown hereon are accepted by the City Commission of the City of Wichita, Kansas, dated this 13th day of April, 1981.

This is to certify that this instrument was filed for record in the Register of Deeds Office at 2:30 P.M. on this 17th day of April, 1981.

This plat approved and all dedications shown hereon are accepted by the City Commission of the City of Wichita, Kansas, dated this 13th day of April, 1981.

This is to certify that this instrument was filed for record in the Register of Deeds Office at 2:30 P.M. on this 17th day of April, 1981.

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This plat approved and all dedications shown hereon are accepted by the City Commission of the City of Wichita, Kansas, dated this 13th day of April, 1981.

March 18, 1981
Scale: 1" = 200'

•• Complete Access Control

State of Kansas
County of Sedgwick

I, R.M. Linn, a Professional Engineer in aforesaid State and County do hereby certify that I have caused to be surveyed and platted the APPLEWOOD FARMS, an addition to Sedgwick County, Kansas, as shown on the plat hereon, to be constructed and maintained as public streets and drainage as hereby granted to the public all subjects' rights of access to and from the same.

Witness my hand and seal of office this 17th day of April, 1981, at Topeka, Kansas.

R.M. Linn, P.E.
Date: April 6, 1981

Notary Public

My Commission Expires: August 31, 1985

State of Kansas
County of Sedgwick

Be it remembered that on this 30th day of April, 1981, before me, a Notary Public in aforesaid State and County, personally known to me, the said R.M. Linn, did execute the foregoing instrument of writing and acknowledged to me as the voluntary act and deed of said bank, in testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public

My Commission Expires: August 31, 1985

State of Kansas
County of Sedgwick

Be it remembered that on this 30th day of April, 1981, before me, a Notary Public in aforesaid State and County, personally known to me, the said R.M. Linn, did execute the foregoing instrument of writing and acknowledged to me as the voluntary act and deed of said bank, in testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

MINIMUM PAD ELEVATIONS
Lots 7, 8, 9, 10, 11, 12, 13, 14..... 1255.0
Block 2, 7, 8..... 1255.0
Block 9..... 1255.0

Attest:
Dorothy K. White, Notary Public
Dorothy K. White, Notary Public

Entered on Transfer Record this 9 day of June, 1981.
Dorothy K. White, Notary Public

Commissioner
Tom Scott

Commissioner
Dorothy K. White, Notary Public

Notary Public
Dorothy K. White, Notary Public

Notary Public
Dorothy K. White, Notary Public

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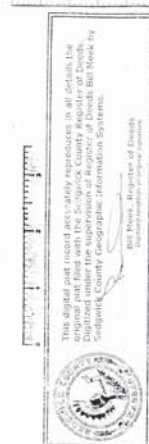
Notary Public
Dorothy K. White, Notary Public

Notary Public
Dorothy K. White, Notary Public

Notary Public
Dorothy K. White, Notary Public

Protective Covenants - F-332 Pg. 386

Subdivision Committee F-423 Pg. 977



This digital plat record accurately reproduces in all details the original plat filed with the Sedgwick County Register of Deeds, Sedgwick County Geographic Information Systems.

Bill Howe, Register of Deeds
Bill Howe, Register of Deeds

Guide to Auction Costs

THE SELLER CAN GENERALLY EXPECT TO PAY ...

- Half Owners Title Insurance Premium
- Half of the Closing Fee
- Real Estate Commission (If Applicable)
- Advertising Costs
- Payoff of Loans, Including Accrued Interest, Statement Fees, Reconveyance Fees and Any Prepayment
- Any Judgements, Tax Liens, Etc. Against The Seller
- Recording Charges Required to Convey Clear Title
- Any Unpaid Taxes and Tax Proation for the Current Year
- Any Unpaid Homeowner Association Dues
- Rent Deposits and Prorated Rents (If Applicable)

THE BUYER CAN GENERALLY EXPECT TO PAY ...

- 10% Buyer's Premium (If Applicable)
- Half Owners Title Insurance Premium
- Half of the Closing Fee
- Lender's Title Policy Premiums (If Obtaining Financing)
- Document Preparation (If Applicable)
- Notary Fees (If Applicable)
- Recording Charges For All Documents in Buyer's Name
- Home Owners Association Transfer/Set Up Fee (If Applicable)
- All New Loan Charges (If Obtaining Financing)
- Homeowner's Insurance Premium for First Year
- All Pre-Paid Deposites for Taxes, Insurance, Pmi, Etc. (If Applicable)



519 N. Oliver, Wichita, Kansas
(316) 683-0612 • (800) 544-4489 • www.McCurdyAuction.com