BIDDER INFORMATION PACKET

Updated 11/10/2026



Property Address:

2333 SE TECUMSEH ROAD

TECUMSEH, KANSAS 66542

Auction Details:

Pre-Bidding Opens – Friday, October 23, 2026

Bidding Closes – Thursday, November 19, 2026 at 11:00 AM CST

Property Information: https://heck.realestate/

Register & Bid Online: https://gavelroads.com/

HECK

Dana Baker, Listing Agent

913-244-3527 | dana@heckrealestate.com

Brian Pine, Broker

785-423-1220 | brian@heckrealestate.com

AUCTION SERVICES PROVIDED BY

GAVEL ROADS ONLINE AUCTIONS

Tyler Francis, Auctioneer

316-734-7342 | tyler@gavelroads.com

BIDDER INFORMATION PACKET

Updated 11/10/2026

2333 SE TECUMSEH ROAD

Tecumseh (Shawnee County), Kansas 66542

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BRRETTA Disclosure

AUCTION TERMS AND CONDITIONS

Property Location:
2333 SE Tecumseh Rd, Tecumseh, Kansas 66542
Lot 1, Block A, A & J Subdivision, Shawnee County, Kansas

On behalf of the owners of the real estate (the "Seller"), HECK as representative real estate agents, and Gavel Roads as auction services provider and transaction broker, will be conducting this auction. The real estate offered for sale at auction (the "Real Estate") is fully described in the Contract for Purchase and Sale, a copy of which is available for inspection from HECK and/or Gavel Roads.

Any person who registers or bids at this Auction (the "Bidder") agrees to be bound by these Terms and Conditions, the auction announcements, and, in the event that Bidder is the successful bidder, the Contract for Purchase and Sale. A bid placed by Bidder will be deemed conclusive proof that Bidder has read, understands, and agrees to be bound by these Terms and Conditions.

Seller: Estate of Monica Brook McKay. The Real Estate is an asset of the Estate, which is being administered in the District Court of Shawnee County, Kansas, Case No. SN-2025-PR-000253. The sale of the Real Estate at public auction has been authorized by the Court's Order for Sale of Real Estate and Personal Property at Public Auction filed September 19, 2026.

Court Confirmation: The Court has already authorized this sale. Although not required, Seller will also obtain the Court's confirmation of the sale within two (2) weeks after the close of the auction. This added step will not affect the closing date and gives the Buyer full confidence that the purchase has been completed in a transparent and proper manner. Title will be conveyed by Administrator's Deed.

Auction Type & Date: ABSOLUTE ONLINE ONLY AUCTION. The Real Estate will be sold to the highest bidder at the close of the auction regardless of price. Online bidding opens October 23, 2026 and closes *Thursday, November 19, 2026 at 11:00 am Central Time* at gavelroads.com.

Down Payment: Winning Bidder will be required to make a non-refundable earnest money down payment equal to Ten Percent (10%) of the total purchase price day of auction upon signing a purchase agreement immediately following the close of bidding. The down payment may be paid in the form of personal check, business check, cashier's check, or wire, and will be held by *Lawyers Title*. The remainder of the purchase price is payable at closing on or before 30 days after the close of the auction (on or before December 19, 2026). Acceptable forms of payment for the purchase are cash or conventional loan. *FINANCING MUST BE IN PLACE BEFORE REGISTRATION AND BIDDING.*

Listing Agency & After the Auction: Heck Real Estate is the listing agency for the Seller. Immediately following the close of the auction, Heck Real Estate will contact the winning bidder to obtain contact information and to provide the necessary documents for electronic signature, along with the wiring instructions for the earnest money. The winning bidder must make themselves available immediately following the close of the auction.

Buyer's Premium: There is NO Buyer's Premium. The high bid at the close of the auction is the total purchase price.

Purchase Agreement & Attachments: Purchase Agreement (Sales Contract) will be written with no contingencies, including no financing or appraisal contingency. The terms of the Purchase Agreement must be agreed to before Bidder can register for the auction. All documents that will be attached and incorporated into the Purchase Agreement are included in the Bidder Packet for review.

Inspections: Property will be available for inspections during the scheduled Open Houses on Tuesday, October 27, 2026 from 4:00 pm - 6:00 pm and Saturday, November 7, 2026 from 10:00 am - 12:00 pm OR by appointment. All prospective bidders are encouraged to inspect the property and have any and all inspections completed (at prospective bidders' expense) prior to the close of the auction. Property will be sold "as is" in its present existing condition. Your bidding and Purchase agreement will be NON-CONTINGENT on Inspections.

AUCTION TERMS AND CONDITIONS

Included Items: Dishwasher, double gas oven/range, window treatments, and any other items attached to the property. Any personal property left on site the day the property goes live (October 23, 2026) will be considered part of the sale.

Lead-Based Paint: The home was built in 1920. Federal law requires disclosure of known lead-based paint and lead-based paint hazards in housing built before 1978. The Seller's Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards and the EPA pamphlet "Protect Your Family From Lead in Your Home" are included in the Bidder Packet. Prospective bidders are given the opportunity to conduct a lead-based paint risk assessment or inspection, at their own expense, prior to the close of the auction. The successful Bidder will sign the Lead-Based Paint Disclosure, including the Purchaser's Acknowledgment, as part of the Purchase Agreement, and the purchase is not contingent on any such assessment or inspection.

Title: Seller shall provide clear title and execute proper deed conveying the real estate to the Buyer (s). Title evidence will be provided through Lawyers Title.

Closing Costs: Buyer shall pay all closing costs, including the owner's policy of title insurance, the closing agent's fee and any other costs associated with the closing, excluding the real estate commission, which shall be paid by Seller.

Possession: Possession will be given at funding.

Real Estate Taxes: Real Estate taxes shall be pro-rated to the day of closing.

Easements: Refer to title commitment.

Closing: Closing shall be on or before 30 days after the close of the auction (on or before December 19, 2026). Closing will be conducted by *Lawyers Title*.

Agency: HECK and its representatives are agents for the sellers. Gavel Roads is providing auction services and is acting as transaction broker for the sellers.

Broker Participation: A one percent (1%) buyer's agent commission will be paid to the licensed real estate broker representing the successful Bidder, provided the broker pre-registers the Bidder with HECK. Broker registration must be received no later than 24 hours prior to the close of the auction. Contact HECK for broker pre-registration materials.

Disclaimers: The Real Estate is not offered contingent upon inspections or financing. The Real Estate is offered at public auction in its present, "as is where is" condition and is accepted by Bidder without any expressed or implied warranties or representations from Seller, HECK, or Gavel Roads.

It is incumbent upon Bidder to exercise Bidder's own due diligence, investigation, and evaluation of suitability of use for the Real Estate prior to bidding. It is Bidder's responsibility to have any and all desired inspections completed prior to bidding. Bidder acknowledges that Bidder has had an opportunity to inspect the Real Estate prior to the auction and that Bidder has either performed all desired inspections or accepts the risk of not having done so. Any information provided by Seller, HECK, or Gavel Roads has been obtained from a variety of sources. Seller, HECK, and Gavel Roads have not made any independent investigation or verification of the information and make no representation as to its accuracy or completeness.

In bidding on the Real Estate, Bidder is relying solely on Bidder's own investigation of the Real Estate and not on any information provided or to be provided by Seller, HECK, or Gavel Roads.

Information contained within this bidder packet is subject to verification by all parties relying on it. Diagrams/dimensions are approximate. All information contained and any related material are subject to the terms and conditions of the sale outlined in the purchase contract.

Auction conduct and bidding increments are at the sole direction and discretion of the auctioneer. All decisions made by the auctioneer are final. The Seller, HECK, and Gavel Roads reserve the right to preclude anyone from bidding if there is a question as to the person's credentials, fitness, intent, etc.

AUCTION TERMS AND CONDITIONS

Notwithstanding anything herein to the contrary, to the extent any warranties or representations may be found to exist, the warranties or representations are between Seller and Bidder. HECK and Gavel Roads may not be held responsible for the correctness of any such representations or warranties or for the accuracy of the description of the Real Estate.

New Data, Corrections and Changes: Statements made on the day of the auction take precedence over all printed advertising and previously made oral statements.

Questions: Contact Dana Baker, Heck Real Estate, 913-244-3527, dana@heckrealestate.com, or Brian Pine, Heck Real Estate, 785-423-1220, brian@heckrealestate.com.

Seller Initials: _____ Buyer Initials: _____ _____

2333 SE TECUMSEH ROAD

Tecumseh (Shawnee County), Kansas 66542

Legal Description

Lot 1, Block A, A & J Subdivision, Shawnee County, Kansas

(per Order for Sale, Shawnee County Case No. SN-2025-PR-000253)

heck.realestate
785-917-5700

ABSOLUTE ONLINE-ONLY HOME AUCTION

2333 SE Tecumseh Road, Tecumseh, KS 66542

ONLINE-ONLY AUCTION CLOSING DATE:
Thursday, Nov 19th at 11 am

REGISTRATION & ONLINE BIDDING AT:
gavelroads.com

PROPERTY OPEN HOUSES:
10/27, 4PM - 6PM
11/7, 10AM - 12PM
Additional Showings Available by Appointment







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Dana Baker, Listing Agent
913-244-3527 | dana@heckrealestate.com

Brian Pine, Broker
785-423-1220 | brian@heckrealestate.com

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heck.realestate
785-917-5700

2333 SE Tecumseh Rd
Tecumseh, Kansas









Timeless character, inviting outdoor spaces, and room to make it your own! Set on 0.95 acres m/l with mature shade trees, this 1920 bungalow offers approximately 2,158 finished square feet, three bedrooms, and two full bathrooms. A spacious covered wraparound porch and separate wood deck provide welcoming spaces to relax and enjoy the setting. Inside, wood floors, wide trim, decorative glass, pocket doors, and an ornate dining-room ceiling showcase the home's distinctive charm. The kitchen and dining area offer a comfortable gathering space, featuring blue-and-white cabinetry, wood countertops, a farmhouse-style sink, a double-oven gas range, and a patterned backsplash. Pocket doors between the living and kitchen/dining areas allow an open feel or separation when desired, while a wood-burning insert adds a cozy focal point to the main-level living room. The main level includes two bedrooms, a full bathroom, laundry, and an office with French doors. Each main-level bedroom and the office has its own mini-split. Upstairs, vaulted ceilings, a stone-and-brick masonry fireplace, multiple closets, and a small second-story deck add to the appeal. The updated upstairs bathroom features a double vanity and decorative floor and ceiling tiles, and an additional mini-split serves the upper level. A 24-by-24-foot detached garage, additional covered parking, and a utility lean-to offer space for vehicles, equipment, and storage. With its blend of vintage details, functional updates, and outdoor space, this property presents an opportunity to bring your vision to a home with personality.

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FOR MORE INFORMATION

AUCTION SERVICES PROVIDED BY
GAVEL ROADS ONLINE AUCTIONS

heck.realestate
785-917-5700

2333 SE Tecumseh Rd Tecumseh, Kansas









Location: 2333 SE Tecumseh Road, Tecumseh, KS 66542

From Lawrence/KC, take I-70 West (Kansas Turnpike) to Topeka. At Exit 183 (East Topeka), keep right to stay on I-70 West through the toll plaza, then take Exit 366 for US-40 East/K-4 East toward Tecumseh. Take the US-40/6th Avenue exit on the right and turn left (east) on US-40. Go 1 mile to SE Tecumseh Rd and turn right. Follow SE Tecumseh Rd 1.5 miles to the property on the right. From Topeka, take I-70 to Exit 366 & follow directions above.

Possession: At time of funding

Taxes: (2025) $4,237.12 - Taxes will be prorated to closing date

Legal Description: Lot 1, Block A, A & J Subdivision, Shawnee County, Kansas

Auction Bidding & Close Dates: Pre-Bidding Opens Friday, October 23, 2026. Bidding Closes Thursday, November 19, 2026 at 11:00 AM CST. If a bid is placed within the final 3 minutes of the auction, the countdown timer will reset to 3 minutes. This process continues with each new bid received during the final 3 minutes, giving all bidders an opportunity to respond. The auction will close once three minutes pass without any additional bids.

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FOR MORE INFORMATION

AUCTION SERVICES PROVIDED BY
GAVEL ROADS ONLINE AUCTIONS

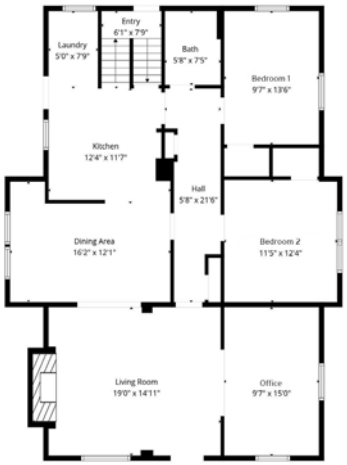
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785-917-5700

2333 SE Tecumseh Rd
Tecumseh, Kansas





MAIN LEVEL



UPPER LEVEL



TERMS: The sale is subject to confirmation by the District Court of Shawnee County, Kansas. Earnest money of 10% of the total purchase price is non-refundable and shall be paid the day of auction with the balance due at closing on or before 30 days after the close of the auction (on or before December 19, 2026). There is NO Buyer Premium. 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. Buyer shall pay all closing costs, including the owner's policy of title insurance and the closing fee. Bidding is not contingent upon financing. Financing must be arranged and approved before registering for the auction. The home was built in 1920; a lead-based paint disclosure is included in the bidder packet. Statements made on the day of the auction take precedence over all printed advertising and previously made oral statements. HECK is an agent of the Seller. Gavel Roads is providing auction services and is acting as transaction broker. Broker registration must be received no later than 24 hours prior to the close of the auction. Heck Real Estate will contact the winning bidder immediately following the close of the auction.

Disclaimer: The information contained in this brochure has been gathered from sources deemed reliable; however, HECK Real Estate makes no representations or warranties, expressed or implied, as to its accuracy or completeness. Prospective buyers are encouraged to perform their own independent due diligence and verify all information to their satisfaction. Each purchaser is responsible for conducting a thorough investigation of the property to determine its suitability for their specific needs and intended use.

HECK

Dana Baker, Listing Agent
913-244-3527 | dana@heckrealestate.com

Brian Pine, Broker
785-423-1220 | brian@heckrealestate.com

SCAN BELOW
FOR MORE INFORMATION

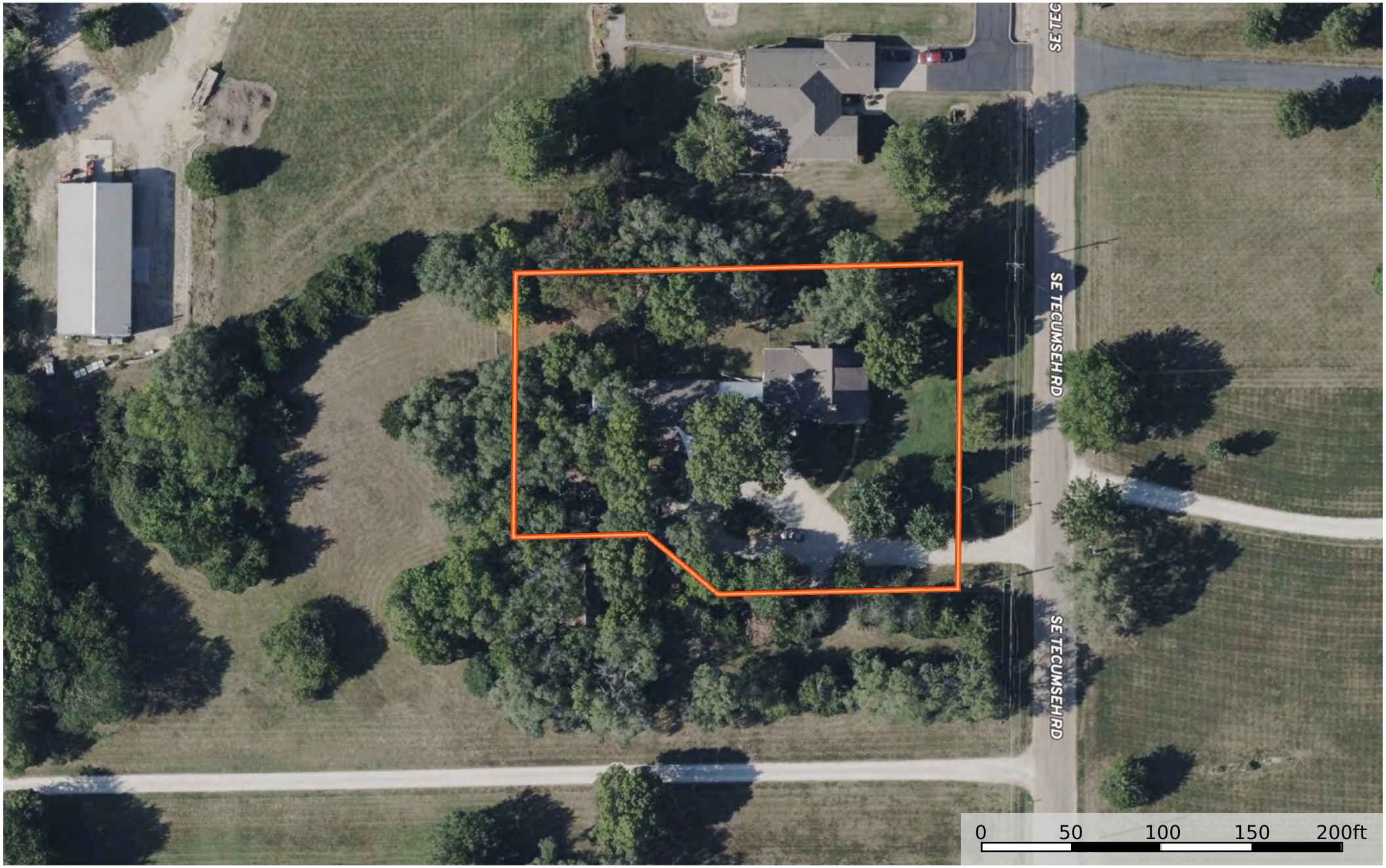
AUCTION SERVICES PROVIDED BY

GAVEL ROADS ONLINE AUCTIONS

Tyler Francis, Auctioneer
316-734-7342 | tyler@gavelroads.com

2333 SE Tecumseh Rd

Kansas, AC +/-



Boundary 1

HECK
P: 785-917-5700 heck.realestate 3200 Haskell, Suite 130, Lawrence, KS 66046

The information contained herein was obtained from sources deemed to be reliable.
Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

SNCAMA Property Record Card

Parcel ID: 089-131-12-0-20-01-006.09-0 **Quick Ref:** R29742 **Tax Year:** 2027 **Run Date:** 8/31/2026 8:27:18 AM

OWNER NAME AND MAILING ADDRESS

MCKAY. BRIAN PATRICK & MONICA B

2645 SE MARS TER
TOPEKA, KS 66605-2225

PROPERTY SITUS ADDRESS

2333 SE TECUMSEH RD
Tecumseh, KS 66542



Image Date: 08/18/2023

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
08/15/2023	2:23 PM	VI	VI	TKS		
05/10/2019	9:20 AM	1	P	RBR	BRIAN MCKAY	1
10/17/2017	9:00 AM	VI	VI	TKS		

LAND BASED CLASSIFICATION SYSTEM

Function: 1101 Single family re: **Sfx:** 0
Activity: 1100 Household activities
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
PP20		Dwelling Addition	04/12/2019	C	100
TKS05	1	Interior Remodel	08/09/2004	C	100

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R
Living Units: 1
Zoning: RR1
Neighborhood: 495.0 495.0 - US 40-61ST- SHA\
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 351-351

PROPERTY FACTORS

Topography: Level - 1, Rolling - 4
Utilities: Public Water - 3, Septic - 6, Gas - 7
Access: Paved Road - 1
Fronting: Secondary Street - 3
Location: Neighborhood or Spot - 6
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

2027 APPRAISED VALUE

Not Yet Available

2026 APPRAISED VALUE

Cls	Land	Building	Total
R	26,850	240,280	267,130
Total	26,850	240,280	267,130

TRACT DESCRIPTION

A & J SUBDIVISION , BLOCK A , Lot 1 , ACRES 0.95 , BLK A LOT 1 A & J SUB SECTION 12 TOWNSHIP 12 RANGE 16

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code

NEW CONSTRUCTION

Class	Value	Reason Code

MARKET LAND INFORMATION

Method	Type	Link	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	Value Est
Acre	1-Primary Site - 1		0.95											79	1.00	27,000.00	3,000.00	3,000.00	26,850

Total Market Land Value 26,850

SNCAMA Property Record Card

Parcel ID: 089-131-12-0-20-01-006.09-0 **Quick Ref:** R29742 **Tax Year:** 2027 **Run Date:** 8/31/2026 8:27:18 AM

DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 3.00-AV
Year Blt: 1920 **Est:** Yes
Eff Year: **Link:**
MS Style: 5-1 1/2 Story Finished
LBCSStruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 2,158
Main Floor Living Area: 1,366
Upper Floor Living Area Pct: 57.98
CDU: GD
CDU Reason:
Phys/Func/Econ: GD / /
Ovr Pct Gd/Rsn:
Remodel:
Percent Complete:
Assessment Class:
MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 08-Bungalow
Bsmt Type: 3-Partial - 3
Total Rooms: 7 **Bedrooms:** 3
Family Rooms:
Full Baths: 2 **Half Baths:**
Garage Cap:
Foundation: Stone - 4

IMPROVEMENT COST SUMMARY

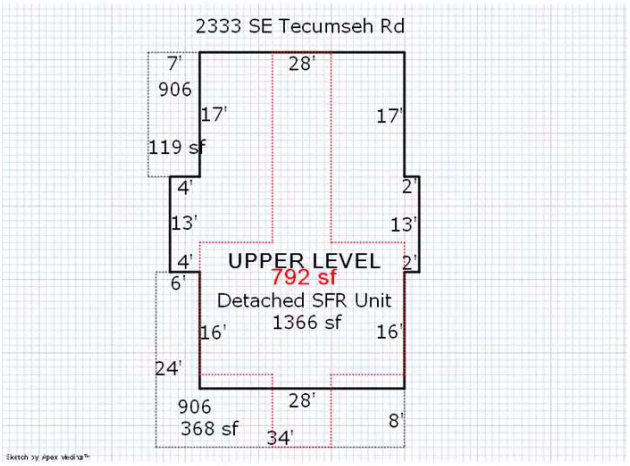
Dwelling RCN: 338,090
Percent Good: 70
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 236,670
Other Improvement RCN: 29,210
Other Improvement Value: 17,160

CALCULATED VALUES

Cost Land: 26,850
Cost Building: 253,830
Cost Total: 280,680
Income Value: 0
Market Value: 301,900
MRA Value: 294,000
Weighted Estimate: 306,400

FINAL VALUES

Value Method: IDXVAL
Land Value: 26,850
Building Value: 250,970
Final Value: 277,820
Prior Value: 267,130



OTHER BUILDING IMPROVEMENTS

No.	Link	Occupancy	MSCls	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
1		152-Residential Garage - Detacl	D	2.00	1	2009			576	96	10	24 X 24	1	3	3					25,800	64	16,510
2		124-Lean-to, Farm Utility	D	1.00	1	2018			351	53	10	13 X 27	1.00	3	3					3,420	19	650

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
108-Frame, Siding, Wood		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	9			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	2,158			
645-Double 2-Story Fireplace	1			
722-Carport, Shed Roof	352			
723-Carport, Gable Roof	644			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
801-Total Basement Area	670			
903-Wood Deck	80		3.00	1993
903-Wood Deck	270		3.00	2001
906-Wood Deck with Roof	368			
906-Wood Deck with Roof	119			

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
2	918-Single -Metal on Wood Frame		100				

Property Info

Owner
MCKAY, BRIAN PATRICK & MONICA B

Property Address
2333 SE TECUMSEH RD, Tecumseh, KS 66542

Quick Ref	Parcel Id
R29742	1311202001006090
Mill Levy	**Tax Unit**
149.281	351

Property Tax Info

2025 Property Tax

General Tax: $4,237.12
Special Tax: $0.00
2025 Tax: $4,237.12

Current Balance

2025 1st Half Balance: $0.00
2025 2nd Half Balance: $0.00
Delinquent Balance: $0.00
Total: $0.00

2025 2nd Half Balance: $0.00

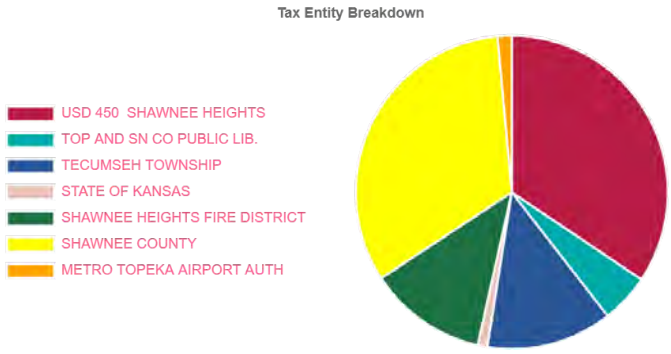
2025 1st Half Balance: $0.00
2025 2nd Half Balance: $0.00
Delinquent Balance: $0.00
Total: $0.00

Summary of Taxes Due As of 10/18/2026: $0.00

Tax Entity Breakdown

2025 Tax Breakdown

Description	Tax Amount	Mill Levy
USD 450 SHAWNEE HEIGHTS	$1,343.91	51.336
TOP & SN CO PUBLIC LIB.	$224.08	7.586
TECUMSEH TOWNSHIP	$574.86	19.461
STATE OF KANSAS	$44.31	1.500
SHAWNEE HEIGHTS FIRE DISTRICT	$540.36	18.293
SHAWNEE COUNTY	$1,444.78	48.911
METRO TOPEKA AIRPORT AUTH	$64.81	2.194



Tax Records

Year	Tax Type	Appraised Value	Mill Levy	Annual Tax	Taxes Remaining			Penalties		Fees	Total Due	Statement # / Paid Tax Receipt
					First Half	Second Half	Total	First Half	Second Half			
2025	Gen.	$256,860	149.281	$4,237.12	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	135249
2024	Gen.	$246,980	146.426	$3,986.44	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	418244
2023	Gen.	$237,480	147.013	$3,918.22	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	360488
2022	Gen.	$212,040	148.028	$3,517.66	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	511969
											Current Total Due	$0.00

Year	Tax Type	Appraised Value	Mill Levy	Annual Tax	Taxes Remaining			Penalties		Fees	Total Due	Statement # / Paid Tax Receipt
					First Half	Second Half	Total	First Half	Second Half			
2021	Gen.	$187,650	149.747	$3,185.40	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	25552
2020	Gen.	$178,710	141.323	$2,858.34	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	924117
2019	Gen.	$173,500	140.767	$2,762.72	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	824829
2018	Gen.	$171,870	137.856	$2,678.72	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	625971
2017	Gen.	$168,500	139.231	$2,652.02	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	227090
2016	Gen.	$165,200	138.739	$2,589.76	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	127754
											Current Total Due	$0.00

Tax Breakdown By Class

	Type	Appraised Value	Assessment %	Assessed Value	Tax
RR	Land	$24,850	11.5%	2,858	$426.65
	Improvement	$232,010	11.5%	26,681	$3,982.97

The amount of tax exempted through the statewide school levy.	Exemption	-$172.50

Information Last Updated 10/18/2026

Authentisign ID: 3B940427-B4CC-F111-BF5B-000D3A4FF82A

KANSAS ASSOCIATION OF REALTORS®

SELLER'S RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

Document updated: April 2014

SELLER: Ryan Wollum - Executor of Monica Mckay estate
DATE: 10.19.26
PROPERTY ADDRESS: 2333 SE Tecumseh Rd, Topeka Ks, 66542

Part 1. MESSAGE TO THE SELLER:

1. SELLER'S AGREEMENT AND AUTHORIZATIONS:

A. This form is designed to assist you in making disclosures to the BUYER. If you have actual knowledge of a condition on or affecting the Property, then you must disclose that information to the BUYER on this SELLER'S Residential Property Disclosure Statement (the "Statement").

B. SELLER discloses the information on this Statement with the knowledge that even though it is not a warranty or guarantee of the condition of the Property, prospective BUYER(S) may rely on the information contained in this Statement in deciding whether, and on what terms and conditions, to purchase the Property.

C. SELLER authorizes any real estate licensees involved in this transaction to provide a copy of this Statement to any person or entity in connection with any actual or possible purchase of the Property.

2. SELLER'S INSTRUCTIONS:

A. SELLER has an obligation under this Statement to:
(1) Review this Statement and any attachments carefully;
(2) Verify all the important information concerning the Property;
(3) Attach all available supporting documentation on the Property;
(4) Use explanations lines as requested and when necessary; and
(5) Use the explanation lines to explain when the SELLER does not have the personal knowledge to answer a question.

B. By signing this Statement, the SELLER agrees and acknowledges that the failure to disclose known material facts about the Property may result in liability to the BUYER for fraud and misrepresentation.

3. SELLER'S INDEMNIFICATION OF REAL ESTATE LICENSEES:

A. SELLER agrees to hold harmless, indemnify and defend any real estate licensees involved in this transaction and their agents, subagents, employees and independent contractors from and against any and all claims, demands, suits, damages, losses or expenses arising out of the discovery of property conditions in the Property of which the real estate licensees had no actual knowledge prior to the signing of the Contract to sell the Property.

RW — SELLER'S INITIALS
RW — SELLER'S INITIALS
10.19.26 — DATE OF SELLER'S INITIALS

Part 2. MESSAGE TO THE BUYER:

1. BUYER'S AGREEMENT AND AUTHORIZATIONS:

A. This Statement is a disclosure of the condition of the Property as it is actually known by the SELLER on the date that the Statement was signed.

B. BUYER agrees and acknowledges that this Statement is not a warranty or guarantee of any kind by the SELLER or any real estate licensees involved in this transaction regarding the condition of the Property and should not be used as a substitute for any inspections or warranties the BUYER(S) may wish to obtain on the Property.

2. BUYER'S INSTRUCTIONS:

A. BUYER has an obligation under this Statement to:
(1) Review this Statement and any attachments carefully;
(2) Verify all the important information about the condition of the Property contained in this Statement;
(3) Ask the SELLER about any incomplete or inadequate responses;
(4) Inquire about any concerns about the condition of the Property not addressed on this Statement;
(5) Review all other applicable documents concerning the Property;

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Dana Baker
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(6) Conduct personal or professional inspections of the Property; and
(7) Investigate the surrounding areas of the Property to determine suitability for the BUYER.

B. By signing this Agreement, the BUYER agrees and acknowledges that the failure to exercise due diligence to inspect the Property and verify the information about the condition of the Property contained in this Statement may affect the ability of the BUYER to hold the SELLER liable for conditions on the Property.

3. BUYER'S AGREEMENT TO HOLD REAL ESTATE LICENSEES HARMLESS:

A. BUYER agrees that any real estate licensees involved in this transaction are not experts at detecting or repairing physical defects in and on the Property. BUYER agrees to hold harmless any real estate licensees involved in this lease transaction and their agents, subagents, employees and independent contractors from and against any and all claims, demands, suits, damages, losses or expenses arising out of the discovery of property conditions in the Property of which the real estate licensees had no actual knowledge prior to the signing of the Contract to purchase the Property.

BUYER'S INITIALS _____ BUYER'S INITIALS _____ DATE OF BUYER'S INITIALS _____

Part 3. GENERAL PROPERTY INFORMATION:

1. Approximate age of the Property: Built 1920 - 106 yrs old
2. Approximate date that SELLER acquired the Property: Acquired by estate '26, Bought ≈ 2013
3. Does SELLER currently occupy the Property? [ ] Yes [X] No
   If No, how long has it been since the SELLER occupied the Property? Never Occ

Part 4. APPLIANCES, EQUIPMENT AND FIXTURES:

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

	WORKING	NOT WORKING	NOT INCLUDED
1. Air conditioning - central system	[✓]	[ ]	[ ]
2. Air conditioning - window units # 3	[✓]	[ ]	[ ]
3. Air purifier system	[ ]	[ ]	[✓]
4. Attic fan	[✓]	[ ]	[ ]
5. Cable television wiring/jacks	[✓]	[ ]	[ ]
6. Ceiling fan(s) # 4	[✓]	[ ]	[ ]
7. Central vacuum and attachments	[ ]	[ ]	[✓]
8. Clothes dryer	[ ]	[ ]	[✓]
9. Clothes washer	[ ]	[ ]	[✓]
10. Dishwasher	[✓]	[ ]	[ ]
11. Disposal	[ ]	[ ]	[✓]
12. Doorbell	[ ]	[ ]	[✓]
13. Exhaust fans - bathrooms	[✓]	[ ]	[ ]
14. Fireplace/fireplace insert	[✓]	[ ]	[ ]
[ ] Blower [✓] Factory-built [ ] Masonry			
15. Fireplace gas logs	[ ]	[ ]	[✓]
16. Fireplace gas starter	[ ]	[ ]	[✓]
17. Fireplace wood-burning stove	[✓]	[ ]	[ ]
18. Garage door opener(s)	[ ]	[ ]	[✓]
Number of remotes _____	[ ]	[ ]	[ ]
19. Gas grill	[ ]	[ ]	[✓]
20. Heating system	[✓]	[ ]	[ ]
[✓] Gas [ ] Forced air gas [ ] Electric			
[ ] Boiler [ ] Hot Water [ ] Steam)			
21. Heat pump	[ ]	[ ]	[✓]
22. Hot tub/Whirlpool	[ ]	[ ]	[✓]
23. Humidifier	[ ]	[ ]	[✓]
24. Intercom, sound system wiring or built-in speaker system	[ ]	[ ]	[✓]
25. Microwave oven	[ ]	[ ]	[✓]
26. Oven	[✓]	[ ]	[ ]
[✓] Electric [ ] Gas			
27. Propane tank	[ ]	[ ]	[✓]
[ ] Leased [ ] Owned			
28. Range	[✓]	[ ]	[ ]
[✓] Electric [ ] Gas			
29. Range ventilation system	[ ]	[ ]	[✓]
30. Refrigerator # _____	[ ]	[ ]	[✓]
31. Sauna/Spa	[ ]	[ ]	[✓]
[ ] Steam [ ] Dry			
32. Security system	[ ]	[ ]	[✓]
[ ] Leased [ ] Owned			
33. Smoke alarms/detectors # ____	[ ]	[✓]	[ ]
34. Sprinkler system	[ ]	[ ]	[✓]
[ ] Back flow preventer [ ] Auto-timer			
35. Sump pump	[✓]	[ ]	[ ]
36. Swimming pool	[ ]	[ ]	[✓]
37. Telephone wiring/jacks	[ ]	[✓]	[ ]
38. TV antenna/receiver/satellite dish	[ ]	[ ]	[✓]
[ ] Leased [ ] Owned			
39. Trash compactor	[ ]	[ ]	[✓]
40. Water heater	[✓]	[ ]	[ ]
41. Water purifier/softner	[ ]	[✓]	[ ]
42. Other _____	[ ]	[ ]	[ ]

Softener condition currently unknown

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Part 5. STRUCTURAL CONDITIONS:

1. What is the approximate age of the roof (if known)? N/A years Type of roof: Shingled
2. Has there been any leaking or other problems with the roof, flashing or rain gutters? [ ] Yes [ ] No
   If Yes, when was the date of the last occurrence? _____
3. Have there been any repairs to the roof, flashing or rain gutters? [ ] Yes [ ] No
   If Yes, please provide the date of the repairs: _____
4. Has there been any roof replacement? [ ] Yes [ ] No
   If Yes, was the replacement [ ] complete or [ ] partial.
5. How many layers of roofing materials are currently on the roof (if known)? _____
6. Have you made any homeowners' insurance claims on the Property? [ ] Yes [ ] No
   If Yes, were all the claims addressed with repairs? [ ] Yes [ ] No
7. Has there ever been leakage/seepage in the basement or crawl space? [✓] Yes [ ] No
8. Has there been any damage to the Property due to fire, flood or wind? [ ] Yes [✓] No
9. Are there any structural problems with the Property? [ ] Yes [ ] No
10. Is any exterior wall covering of the structure covered with synthetic stucco? [ ] Yes [✓] No
    If Yes, are you aware of any adverse conditions with the exterior wall covering? [ ] Yes [ ] No
    If Yes, has there been an inspection to determine whether the structure has excessive moisture accumulation? [ ] Yes [ ] No
11. Is there any damage to the chimney or fireplace? [ ] Yes [✓] No
    When was the chimney or fireplace last cleaned or serviced? Unknown
12. Is there any exposed wiring presently in any structures on the Property? [ ] Yes [✓] No
13. Are there any windows or doors that leak or have broken thermopane seals? 1st floor NE BR - East side window damaged [✓] Yes [ ] No
14. Have you ever experienced or are you aware of any:
    Movement, shifting, deterioration or other problems with the crawl space, foundations, slab or walls? [ ] Yes [✓] No
    Cracks or flaws in the basement floor, ceilings, concrete slab, crawl space, foundations or garage? [ ] Yes [ ] No
    Corrective action taking to remedy these structural conditions, including but not limited to bracing or piering? [ ] Yes [ ] No
    Water leakage or dampness in the Property, crawl space or basement? [ ] Yes [ ] No
    Dry rot, wood rot or similar conditions on the wood of the Property? [ ] Yes [ ] No
    Problems with decks, driveways, fences, patios or retaining walls on the Property? [ ] Yes [ ] No
15. Do you have any knowledge of any damage to the Property caused by termites or wood infestation? [ ] Yes [ ] No
    If Yes, is the Property currently under warranty? [ ] Yes [ ] No
    If Yes, please name the company here: _____
16. Have you had any termite/pest control treatments for the Property? [ ] Yes [ ] No
    If Yes, please name the company and year treated here: _____
17. Has the ground been pre-treated for termites? [ ] Yes [ ] No
18. If you have answered "Yes" to any of the questions in Part 5, please attach documentation and explain here: Minor basement leakage under heavy rainfall - sump pump currently operational. See above for window damage location, no water leakage from frame.
19. Additional Comments: All conditions left blank are due to unknown condition - have never personally occupied property

Part 6. LAND CONDITIONS (BOUNDARIES, DRAINAGE, SOILS, ETC.):

1. Is the Property or any portion of the Property located in a flood zone, wetlands area or proposed to be located in such as designated by the Federal Emergency Management Agency (FEMA)? [ ] Yes [✓] No
2. Are you aware of any drainage or flood problems on the Property or adjacent properties? [ ] Yes [✓] No
3. Have any neighbors complained that the Property causes drainage problems? [ ] Yes [✓] No
4. Has the Property had a stake survey? [ ] Yes [✓] No
   If Yes, please attach a copy of the stake survey.
5. Are the boundaries of the Property marked in any way? [ ] Yes [✓] No

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6. Do you have an Improvement Location Certificate (ILC) for the Property? [ ] Yes [ ] No
   If Yes, please attach a copy of the Improvement Location Certification (ILC).
7. Is there fencing on the Property? [✓] Yes [ ] No
   If Yes, does the fencing belong to the Property? [✓] Yes [ ] No
8. Are you aware of any encroachments, boundary line disputes or non-utility easements affecting the Property? [ ] Yes [✓] No
9. Are there any features of the Property shared in common with adjoining landowners, such as walls, fences, roads or driveways? [✓] Yes [ ] No
   If Yes, is the Property owner responsible for the maintenance of any such shared features? [ ] Yes [ ] No
10. Are you aware of any expansive soil, fill dirt, sliding, settling, earth movement, upheaval or earth stability problems that have occurred on the Property or in the immediate vicinity of the Property? [ ] Yes [✓] No
11. Are you aware of any diseased, dead or damaged trees or shrubs on the Property? [ ] Yes [✓] No
12. If you have answered "Yes" to any of the questions in Part 6, please attach documentation and explain here:
    Fenced back yard, shared with north neighbor. Unsure of responsibility in event of damage.
13. Additional Comments:
    Any land conditions left blank are due to unknown condition.
    There appears to be a hand-dug well in the island of the circle driveway. Seller has no knowledge of the well, including its age, depth, construction, condition or whether it has been capped or plugged. This is disclosed so that buyers are aware of it. Buyers should use caution in this area and are advised to investigate.

Part 7. PLUMBING, SEWAGE AND WATER SYSTEMS:

1. What is the water source on the Property? [✓] Public Water [ ] Private Water [ ] Well [ ] Cistern [ ] Other [ ] None
2. If the water source is a Well, please state: Type _____ Depth _____ Diameter _____ Age _____
3. If the drinking water source is a Well, has the water originating from the well ever been tested? [ ] Yes [ ] No
   If Yes, please provide the results of such tests in separate documentation.
4. Does the Property have any sewage facilities on or connected to it? [✓] Yes [ ] No
   If Yes, please specify: [ ] Public Sewer [ ] Private Sewer [✓] Septic System [ ] Lagoon [ ] Grinder Pump [ ] Cesspool
5. If there are sewage facilities on or connected to the Property, when were they last serviced? Unknown
6. Are you aware of any problems relating to the plumbing, sewage or water systems on the Property? [ ] Yes [✓] No
   If Yes, please explain:
7. Additional Comments:
   Shawnee County Rural Water District #8, septic sewer.

Part 8. ELECTRICAL, NATURAL GAS AND HEATING AND COOLING SYSTEMS:

1. Is there electrical service connected to the Property? [✓] Yes [ ] No
   If Yes, is there a meter? [✓] Yes [ ] No
2. If there is no electrical service connected to the Property, what is the distance to the electrical service? unknown
3. What type of material is used in the electrical wiring (if known)? [ ] Copper [ ] Aluminum [✓] Unknown
4. What type of electrical panels exist on the Property (if known)? [✓] Breaker [ ] Fuse [ ] Unknown
   Please specify the location of the electrical panels here: Basement, north side near water heater
5. Does the Property have heating systems? [✓] Yes [ ] No
   If Yes, what type? [✓] Electric [ ] Fuel Oil [ ] Natural Gas [✓] Heat Pump [ ] Propane [ ] Other _____
   If Yes, please provide the name, age and location of the unit along with the date that the unit was last serviced and by whom:
   4 mini split systems, installed 2021-2022 in master BIR, downstairs 2 BIR, & office space. Furnace date coded '97

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6. Does the Property have air conditioning? [✓] Yes [ ] No
If Yes, what type? [✓] Central Electric [ ] Central Gas [✓] Heat Pump [ ] Window units [ ] Other _____
If Yes, please provide the name, age and location of the unit along with the date that the unit was last serviced and by whom:
See above

7. Does the Property have a water heater? [✓] Yes [ ] No
If Yes, what type? [✓] Electric [✓] Gas [ ] Solar
If Yes, please provide the name, age and location of the unit along with the date that the unit was last serviced and by whom:
North side basement. Tankless date coded 2015, tank system 1997

8. Are you aware of any problems relating to the electrical, gas and heating and cooling systems on the Property? [ ] Yes [✓] No
If Yes, please explain:

9. Additional Comments:
Unsure if either hot water system elec or gas

Part 9. HAZARDOUS CONDITIONS:

1. Are you aware of any underground storage tanks on or near this Property? [ ] Yes [✓] No
2. Are you aware of any previous or current existence of hazardous conditions on the Property (e.g., storage tanks, oil tanks, oil spills, tires, batteries or other hazardous conditions)? [ ] Yes [✓] No
3. Are you in possession of any previous environmental reports (e.g., Phase 1 Environmental Reports)? [ ] Yes [✓] No
If Yes, please attach a copy of the environmental reports.
4. Are you aware of the previous disposal of any hazardous waste products, chemicals, polychlorinated biphenyls (PCBs), hydraulic fluids, solvents, paints, illegal or other drugs or insulation on the Property? [ ] Yes [✓] No
5. Are you aware of any other environmental matters (e.g., discoloration of soil or vegetation or oil sheers in wet areas)? [ ] Yes [✓] No
6. Are you aware of any existing hazardous conditions on the Property or adjacent properties (e.g., methane gas, radon gas, methamphetamine production, radioactive material, landfill or toxic materials)? [ ] Yes [✓] No
7. Are you aware of any methamphetamine or other controlled substances being manufactured, stored or used on the Property? [ ] Yes [✓] No
8. Are you aware of any natural gas/oil wells, lines or storage facilities on the Property? [ ] Yes [✓] No
9. Are you aware of any other environmental conditions on the Property? [ ] Yes [✓] No
10. Have any other environmental inspections or tests been conducted on the Property? [ ] Yes [✓] No
11. If you have answered "Yes" to any of the questions in Part 9, please attach documentation and explain here:

12. Additional Comments:

Part 10. NEIGHBORHOOD INFORMATION AND HOMEOWNERS' ASSOCIATIONS:

1. Are you aware of any current/pending assessments, bonds or special taxes that apply to the Property? [ ] Yes [✓] No
2. Is the property subject to conditions, covenants or restrictions of a homeowners' association, common interest community or subdivision restrictions? [ ] Yes [✓] No
3. Are you aware of any violations of such conditions, covenants or restrictions on the Property? [ ] Yes [✓] No
4. Does the homeowners' association impose a transfer fee upon the sale of Property? [ ] Yes [✓] No

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5. Are you aware of any damage, defect, proposed change or problem with any common areas or elements? [ ] Yes [✓] No
6. Are you aware of any condition or claim that may result in a change to the assessments or fees? [ ] Yes [✓] No
7. Are the streets privately owned? [ ] Yes [✓] No
8. Is the Property in a conservation, historic or special review district that requires any alterations or improvements to the Property to be approved by a board, commission or panel? [ ] Yes [✓] No
9. Is the Property subject to a tax abatement? [ ] Yes [✓] No
10. Is the Property subject to a right of first refusal? [ ] Yes [✓] No
11. If you have answered "Yes" to any of the questions in Part 10, please attach documentation and explain here:

12. If you are required to pay assessments, dues, fees or any other periodic charges to a homeowners' association or common interest community, please specify here the amount and frequency of those payments:

13. Additional Comments:

Part 11. OTHER MATTERS:

Are you aware of:

1. Any violation of zoning, setbacks or restrictions or of a non-conforming use on the Property? [ ] Yes [✓] No
2. Any violation of laws or regulations affecting the Property? [ ] Yes [✓] No
3. Any existing or threatened legal action pertaining to the Property? [ ] Yes [✓] No
4. Any litigation or settlement pertaining to the Property? [X] Yes [ ] No
5. Any current or future special assessment pertaining to the Property? [ ] Yes [✓] No
6. Any other conditions that may materially and adversely affect the value or desirability of the Property? [X] Yes [ ] No
7. Any other condition that may prevent you from completing the sale of the Property? [ ] Yes [✓] No
8. Any burial grounds on the Property? [ ] Yes [✓] No
9. Any leases on the Property? [ ] Yes [✓] No
   If Yes, please attach a copy of each lease agreement and describe the tenant's rights and obligations for vacating the Property:
10. Any easements or leases on the Property regarding wind energy? [ ] Yes [✓] No
    If Yes, please attach a copy of the easement or lease agreement.
11. Any public authority contemplating condemnation proceedings? [ ] Yes [✓] No
12. Any government rule limiting the future use of the Property other than existing zoning regulations? [ ] Yes [✓] No
13. Any government plans or discussion of public projects that could lead to the formation of a special benefit assessment district covering the Property or any portion of the Property? [ ] Yes [✓] No
14. Any interest in all or part of the Property that has been reserved by the previous owner or government action? [ ] Yes [✓] No
15. Any unrecorded interests affecting the Property? [ ] Yes [✓] No
16. Anything that would interfere in passing clear title to the BUYER? [ ] Yes [✓] No
17. Any general stains or pet stains to the carpet, flooring or sub-flooring? [ ] Yes [✓] No
18. If you have answered "Yes" to any of the questions in Part 11, please attach documentation and explain here:
    #4: The property is part of the Probate case, In the Matter of the Estate of Monica Brook McKay, SN 2025 PR 253. The Court has approved of the sale of the property.
19. Additional Comments:
    #6: The owner of the property, the decedent, was killed during a domestic violence crime on the property. It is believed the crime occurred outside of the home.

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Part 12. ACKNOWLEDGEMENT AND AGREEMENT:

1. The information provided in this Statement is the representation of the SELLER and not the representation of any real estate licensees involved in this transaction. Once the Statement is signed by both the BUYER and the SELLER, the information contained in the Statement will become part of any Contract to purchase the Property between the BUYER and SELLER.
2. The information provided in this Statement has been furnished by the SELLER, who certifies to the truth thereof to the best of SELLER'S belief and knowledge, as of the date signed by the SELLER. Any substantive changes subsequent to initial completion of the Statement will be disclosed by the SELLER to the BUYER prior to the signing of the Contract to purchase the Property.
3. BUYER acknowledges that BUYER has received, read and understood a signed copy of the Statement from the SELLER, the SELLER'S agent or any other real estate licensees involved in this transaction.
4. BUYER agrees that BUYER has carefully inspected the Property. Subject to any inspections allowed under the Contract to purchase the Property with the SELLER, BUYER agrees to purchase the Property in its present condition only and without warranties or guarantees of any kind by the SELLER or any real estate licensee concerning the condition of the Property.
5. BUYER agrees to verify any of the above information that is important to the BUYER by an independent investigation. BUYER has been advised by the SELLER to have the Property examined by professional inspectors.
6. BUYER acknowledges that neither the SELLER nor any real estate licensees involved in the transaction are experts at detecting or repairing physical defects in the Property. BUYER states that no important representations of the SELLER or any real estate licensees involved in this transaction concerning the condition of the Property are being relied upon by the BUYER except as disclosed above or as fully set forth as follows and signed by the SELLER in this Statement or by real estate licensees in a separate document:

_____

_____

_____

_____

CAREFULLY READ THE TERMS OF THIS AGREEMENT BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.

SELLER'S SIGNATURE	DATE 10·19·26	BUYER'S SIGNATURE	DATE
SELLER'S SIGNATURE	DATE	BUYER'S SIGNATURE	DATE

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Revised November 5, 2025

DISCLOSURE OF INFORMATION AND ACKNOWLEDGEMENT OF 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 DISABILTIES, 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 PURCHASER 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.

PROPERTY ADDRESS: 2333 SE Tecumseh Rd, Tecumseh, KS 66542

SELLER'S DISCLOSURE: *MUST INITIAL APPROPRIATE AREAS*

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

_____ (Initial) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____

RW (Initial) 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 one below):

_____ (Initial) 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): _____

RW (Initial) SELLER has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

PURCHASER'S ACKNOWLEDGMENT: *MUST INITIAL APPROPRIATE AREAS*

(c) PURCHASER has (initial one below):

_____ (Initial) Received from SELLER copies of all available records and reports listed above.

_____ (Initial) Not received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.

(d) PURCHASER has (initial below):

_____ (Initial) Received the pamphlet *Protect Your Family From Lead In Your Home.*

(e) PURCHASER has (initial one below):

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

_____ (Initial) 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: *MUST INITIAL APPROPRIATE AREAS*

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

(g) DB (Initial) If the SELLER is unrepresented, the PURCHASER'S Agent has informed the SELLER of the SELLER's obligations under 42.S.C. 4852 d and is aware of his/her responsibility to ensure compliance.[1]

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.

SELLER Ryan Wollum, Administrator Date 10/05/2026

Estate of Monica Brook McKay

SELLER Ryan Wollum, Administrator Date _____

PURCHASER _____ Date _____

PURCHASER _____ Date _____

LISTING AGENT Dana Baker Date 10/05/2026

Dana Baker

PURCHASER'S AGENT _____ Date _____

1. Only required if the PURCHASER'S Agent receives compensation from the SELLER.







Protect Your Family From Lead in Your Home

United States Environmental Protection Agency

United States Consumer Product Safety Commission

United States Department of Housing and Urban Development

March 2021

Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have lead-based paint ? Lead from paint, chips, and dust can pose serious health hazards.

Read this entire brochure to learn:

- How lead gets into the body
- How lead affects health
- What you can do to protect your family
- Where to go for more information

Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint or lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, The Lead-Safe Certified Guide to Renovate Right, to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



Simple Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at epa.gov/lead.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods high in iron, calcium, and vitamin C.
- Remove shoes or wipe soil off shoes before entering your house.

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Lead Gets into the Body in Many Ways

Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



Women of childbearing age should know that lead is dangerous to a developing fetus.

- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

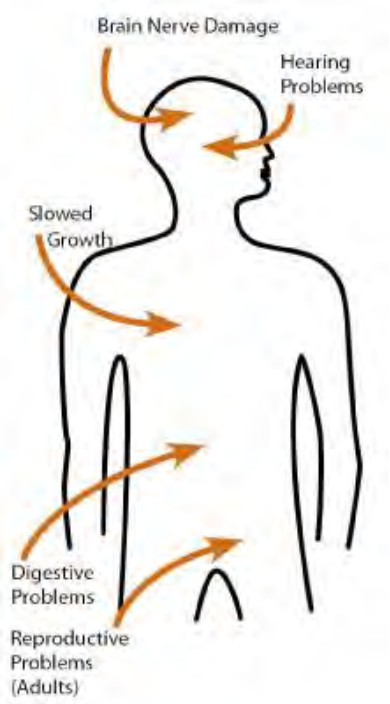
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Health Effects of Lead

Lead affects the body in many ways. It is important to know that even exposure to low levels of lead can severely harm children.

In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention-deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage



While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

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Check Your Family for Lead

Get your children and home tested if you think your home has lead.

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

Your doctor can explain what the test results mean and if more testing will be needed.

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Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.[1]

Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint.[2]

Learn how to determine if paint is lead-based paint on page 7.

Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at epa.gov/lead.

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[1] "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm²), or more than 0.5% by weight.

[2] "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

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Identifying Lead-Based Paint and Lead-Based Paint Hazards

Deteriorated lead-based paint (peeling, chipping, chalking, cracking, or damaged paint) is a hazard and needs immediate attention. Lead-based paint may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

Lead-based paint is usually not a hazard if it is in good condition and if it is not on an impact or friction surface like a window.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 10 micrograms per square foot (µg/ft²) and higher for floors, including carpeted floors
- 100 µg/ft² and higher for interior window sills

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

Remember, lead from paint chips-which you can see-and lead dust-which you may not be able to see-both can be hazards.

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

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Checking Your Home for Lead

You can get your home tested for lead in several different ways:

- A lead-based paint inspection tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:



- Portable x-ray fluorescence (XRF) machine
- Lab tests of paint samples
- A risk assessment tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
- Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
- Sample dust near painted surfaces and sample bare soil in the yard
- Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.

Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

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Checking Your Home for Lead, continued

In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit epa.gov/lead, or call 1-800-424-LEAD (5323) for a list of contacts in your area.[3]

[3] Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

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What You Can Do Now to Protect Your Family

If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

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Reducing Lead Hazards

Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.



- In addition to day-to-day cleaning and good nutrition, you can temporarily reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead-safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.

Always use a certified contractor who is trained to address lead hazards safely.

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement contractor. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

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Reducing Lead Hazards, continued

If your home has had lead abatement work done or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 10 micrograms per square foot (µg/ft²) for floors, including carpeted floors
- 100 µg/ft² for interior windows sills
- 400 µg/ft² for window troughs

Abatements are designed to permanently eliminate lead-based paint hazards. However, lead dust can be reintroduced into an abated area.

- Use a HEPA vacuum on all furniture and other items returned to the area, to reduce the potential for reintroducing lead dust.
- Regularly clean floors, window sills, troughs, and other hard surfaces with a damp cloth or sponge and a general all-purpose cleaner. Please see page 9 for more information on steps you can take to protect your home after the abatement. For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 15 and 16), epa.gov/lead, or call 1-800-424-LEAD.

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Renovating, Repairing or Painting a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:



- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, The Lead-Safe Certified Guide to Renovate Right

RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- Contain the work area. The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- Avoid renovation methods that generate large amounts of lead-contaminated dust. Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
  - Open-flame burning or torching
  - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment
  - Using a heat gun at temperatures greater than 1100°F
- Clean up thoroughly. The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- Dispose of waste properly. Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects, visit epa.gov/getleadsafe, or read The Lead-Safe Certified Guide to Renovate Right.

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Other Sources of Lead

Lead in Drinking Water

The most common sources of lead in drinking water are lead pipes, faucets, and fixtures.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested.

Remember older homes with a private well can also have plumbing materials that contain lead.

Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Remember, boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry, or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, don't forget to read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please contact EPA's Safe Drinking Water Hotline at 1-800-426-4791. If you have other questions about lead poisoning prevention, call 1-800 424-LEAD.*

Call your local health department or water company to find out about testing your water, or visit epa.gov/safewater for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

* Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

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Other Sources of Lead, continued

- Lead smelter s or other industries that release lead into the air.
- Your job. If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- Hobbies that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old toys and furniture may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.[4]
- Food and liquids cooked or stored in lead crystal or lead-glazed pottery or porcelain may contain lead.
- Folk remedies, such as “greta” and “azarcon ,” used to treat an upset stomach.

[4] In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products.

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For More Information

The National Lead Information Center
Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at epa.gov/lead and hud.gov/lead, or call 1-800-424-LEAD (5323).

EPA's Safe Drinking Water Hotline
For information about lead in drinking water, call 1-800-426-4791, or visit epa.gov/safewater for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline
For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call 1-800-638-2772, or visit CPSC's website at cpsc.gov or saferproducts.gov.

State and Local Health and Environmental Agencies
Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center at 1-800-424-LEAD.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at 1-800-877-8339.

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U. S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact
U.S. EPA Region 1
5 Post Office Square, Suite 100, OES 05-4
Boston, MA 02109-3912
(888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-3679
(732) 906-6809

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact
U.S. EPA Region 3
1650 Arch Street
Philadelphia, PA 19103
(215) 814-2088

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact
U.S. EPA Region 4
AFC Tower, 12th Floor, Air, Pesticides & Toxics
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact
U.S. EPA Region 5 (LL-17J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 353-3808

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-2704

Region 7 (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact
U.S. EPA Region 7
11201 Renner Blvd.
Lenexa, KS 66219
(800) 223-0425

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact
U.S. EPA Region 8
1595 Wynkoop St.
Denver, CO 80202
(303) 312-6966

Region 9 (Arizona, California, Hawaii, Nevada)

Regional Lead Contact
U.S. EPA Region 9 (CMD-4-2)
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4280

Region 10 (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact
U.S. EPA Region 10 (20-C04)
Air and Toxics Enforcement Section
1200 Sixth Avenue, Suite 155
Seattle, WA 98101
(206) 553-1200

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Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

CPSC
4330 East West Highway
Bethesda, MD 20814-4421
1-800-638-2772
cpsc.gov or saferproducts.gov

U. S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact to Office Lead Hazard Control and Healthy Homes for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

HUD
451 Seventh Street, SW, Room 8236
Washington, DC 20410-3000
(202) 402-7698
hud.gov/lead

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U. S. EPA Washington DC 20460
U. S. CPSC Bethesda MD 20814
U. S. HUD Washington DC 20410

EPA-747-K-12-001
March 2021

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IMPORTANT!

Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).

11/09/2026

2026R18556
Shawnee County, KS
Rebecca J. Nioce
Pages 1 of 1

Date Recorded:
11/09/2026 11:38:44 AM
Electronically Submitted Document

Reserved for Register of Deeds

KANSAS QUIT CLAIM DEED

ON THIS 6 day of November, 2026,

BRIAN PATRICK MCKAY, **("Grantor")**, A.K.A. Brian McKay

QUITCLAIMS to:

RYAN WOLLUM, as Administrator of the Estate of Monica Brook McKay, deceased, Case No. SN-2026-PR-000253 **("Grantee")**,

ALL OF GRANTOR'S INTEREST IN THE FOLLOWING-DESCRIBED REAL ESTATE LOCATED IN

Shawnee County, Kansas:

Lot 1, Block A, A & J Subdivision, Shawnee County, Kansas.

FOR THE SUM OF: Gift, donation and contribution.

PURSUANT TO K.S.A. 79-1437e(a),
a real estate sales validation questionnaire is not required due to exemptions No. 3 and No. 4.

Mae Beth McKay
MAE BETH MCKAY, as Agent under the
General Durable Power of Attorney of Brian McKay, dated February 13, 2025.

STATE OF KANSAS)
) ss:
COUNTY OF DOUGLAS)

This instrument acknowledged before me this 6th day of November, 2026, by MAE BETH MCKAY, as Agent under the General Durable Power of Attorney of Brian McKay, dated February 13, 2025.

Brian Clavijo
NOTARY PUBLIC – STATE OF KANSAS
MY APPT EXP 06/25/28

Notary Public
My appointment expires 06/25/2028

Fidelity National Title Insurance Company

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIDELITY NATIONAL TITLE INSURANCE COMPANY

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida 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 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Fidelity National Title Insurance Company

By:

Randy Quirk
President

ATTEST

Marjorie Nemzura
Corporate Secretary

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COMMITMENT CONDITIONS

1. DEFINITIONS
   a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
   b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
   c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
   e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
   g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
   i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
   j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   a. the Notice;
   b. the Commitment to Issue Policy;
   c. the Commitment Conditions;
   d. Schedule A;
   e. Schedule B, Part I—Requirements; and
   f. Schedule B, Part II—Exceptions; 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.

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5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
   i. comply with the Schedule B, Part I—Requirements;
   ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
   iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

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

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing 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.

10. CLASS ACTION

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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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Fidelity National Title Insurance Company

Lawyers Title of Kansas, Inc.

COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e:
Issuing Agent: Lawyers Title of Kansas, Inc.
Issuing Office: 5715 SW 21st St Topeka, KS 66604
Issuing Office's ALTA® Registry ID: 0001247
Loan ID Number:
Issuing Office File Number: Order ID 82542
Property Address: 2333 SE Tecumseh Rd. Tecumseh, KS 66542
Revision Number: **ONE** (Revised 11/9/2026 – updated title vesting per quitclaim deed)

1. Commitment Date: **11/09/2026 07:00 AM**

2. Policy to be issued:
   (a) 2021 ALTA® Owner's Policy:
   Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified in Schedule A, Item 4
   Proposed Amount of Insurance: $0.00
   The estate or interest to be insured: Fee Title

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:

   Monica B. McKay, deceased
   Ryan Wollum, as Administrator of the Estate of Monica Brook McKay, deceased

5. The Land is described as follows: **See Next Page Schedule A for Legal Description**

LAWYERS TITLE OF KANSAS, INC.

By: _____
Authorized Signatory

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LTK Order ID 82542

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

Legal Description

Lot 1, Block A, A & J Subdivision, Shawnee County, Kansas.

[The following is/are the last document(s) transferring title of record and are provided for informational purposes only:

Warranty Deed dated May 10, 2014, executed by Anne S. Wells, Trustee of the Anne S. Wells Revocable Trust under Agreement Dated March 22, 2001, to Brian Patrick McKay and Monica B. McKay, as Joint Tenants, filed June 16, 2014, and recorded in Document No. 2014R09893.

Quit Claim Deed dated November 6, 2026, executed on behalf of Brian Patrick McKay A.K.A. Brian McKay, by Beth McKay, as Agent under the General Durable Power of Attorney of Brian McKay dated February 13, 2025, to Ryan Wollum, as Administrator of the Estate of Monica Brook McKay, deceased, Case No. SN-2026-PR-000253, filed November 9, 2026 at 11:38 AM, and recorded in Document No. 2026R18556.]

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SCHEDULE B, PART I
Requirements

All of the following Requirements must be met:

1. **The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.**

2. **Pay the agreed amount for the estate or interest to be insured.**

3. **Pay the premiums, fees, and charges for the Policy to the Company.**

4. **Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.**

5. **In the event that the subject property is subject to a Homeowners Association which collects dues or other assessments, furnish proof that said sums are paid.**

6. **Require cancellation and release of record of Mortgage dated June 13, 2014, executed by Brian Patrick McKay and Monica B. Mckay, married to each other, to Mortgage Electronic Registration Systems, Inc. (MERS) Solely As Nominee For Mortgage Research Center, LLC dba Veterans United Home Loans, in the face amount of $169,900.00, recorded June 16, 2014, in Document No. 2014R09894.; which Mortgage was assigned to Wells Fargo Bank, N.A., by Assignment filed August 19, 2026, in Document No. 2026R13658.**

7. **Require Report of Sale and Confirmation of Sale of captioned property to Purchaser with contractual rights under a purchase agreement with the vested owner identified in Schedule A, Item 4be filed in District Court Case No. SN-2025-PR-253, In the Matter of the Estate of Monica B. McKay, deceased.**

8. **INTENTIONALLY DELETED.**

9. **Furnish the Company a properly executed Sellers/Owners Affidavit and Indemnity Form.**

10. **Furnish Administrator's Deed properly executed by Ryan Wollum, the Administrator of the Estate of Monica Brook McKay, ALSO KNOWN AS Monica B. McKay, deceased, to Purchaser with contractual rights under a purchase agreement with the vested owner identified in Schedule A, Item 4; together with Kansas real estate sales validation questionnaire fully completed and signed to accompany said Deed. SAID DEED TO BE PREPARED BY THE ATTORNEY FOR THE ESTATE.**

For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

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SCHEDULE B, PART II
Exceptions

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

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

1. **Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.**

2. **Rights or claims of parties in possession not shown by the public records.**

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

4. **Any encumbrance, violation, variation, or adverse circumstance, boundary lines overlap, or encroachment that would be disclosed by an accurate and complete land title survey of the Land.**

5. **Any lien, or right to lien, for services, labor, material, or equipment heretofore or hereafter furnished, imposed by law and not shown by the public records.**

6. **Taxes or special assessments, if any, not shown as existing liens by the Public Records; also taxes and assessments for the year 2026 and subsequent years.**

7. **For Informational Purposes Only:**
   2025 Real Estate Taxes: $4,237.12
   ID Number - R29742; 1311202001006090

   (The above tax data is provided as a courtesy only, and no liability is assumed by the title company for providing the tax amount. Prior to closing this transaction, a check must be made at the office of the County Clerk to verify that the Identification Number, legal description, general taxes and special assessments are correct and complete.)

8. **Easements, setback lines and notes on recorded Plat.**

9. **Agreement by and between Rural Water District No. 8 and Mobil Pipe Line Company, a/k/a Magnolia Pipe Line Company, regarding the installation of water mains and assessments in Rural Water District No. 8, recorded in Book 1685 Page 568. (exact location not shown)**

10. **Right of Way to Rural Water District No. 8 for water mains and other appurtenances, recorded in Book 2147 Page 13.**

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REAL ESTATE BROKERAGE RELATIONSHIPS BROCHURE

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 client's 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.

Dana Baker
Licensee

HECK
Real estate company name approved by the commission

Brian Pine
Supervising/branch broker

Buyer/Seller Acknowledgement (not required)

Approved by the Kansas Real Estate Commission on October 10, 2017

BRRETA BROCHURE

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