

Building and Codes Department
509 5th Street
PO Box 37
Osawatomie, Kansas 66064
(913) 755 - 2146
codes@osawatomieks.org



City Hall
439 Main Street
PO Box 37
Osawatomie, Kansas 66064
(913) 755 - 2146
info@osawatomieks.org

CONDEMNATION HEARING

SUPPLEMENTAL PROPERTY INFORMATION AND PHOTOGRAPHS

October 13, 2022

Prepared by Ed Beaudry, Director of Community Development

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Property Address 127 ROHRER HTS

Parcel ID 1721002002017000

Brief Tax Description ROHRER HEIGHTS BLK 1 OSAW , LTS 1-3 BLK 1 ROHRER HTS SECTION 10 TOWNSHIP 18 RANGE 22

This residence has been unoccupied for many years, it has been a constant blight on the neighborhood and community. There has been minimal utility usage at this house even though the utilities have been active since 10/20. Below are a few pictures of the house over the last 2 years.



7/29/2020



07/29/2020



08/20/2021



12/15/2021



02/27/2022



10/12/2022

July 31, 2020

Ryan William Johnson
127 Rohrer Heights
Osawatomie, KS 66064

RE: **NOTICE OF INVESTIGATION AND VIOLATION**

Address or General Location: 127 Rohrer Heights Osawatomie Ks. 66064

Parcel I.D. Number: 1721002002017000

Dear Mr. Johnson

The City of Osawatomie has investigated and discovered a violation of the City of Osawatomie Nuisance Code at the above referenced property. Research of the property ownership records has found that you are the owner of record of the property. A preliminary investigation of the premises has found evidence that there are conditions present on the property that would be considered as a violation of the International Property Maintenance Code of the City of Osawatomie **Chapter 1 Section 108 Unsafe Structure and Equipment, Chapter 3 Section 302 Exterior Property Areas, 304 Exterior Structure, 305 Interior Structure, 308 Extermination.**

The conditions that have been observed that are considered as creating a violation are as follows:

- 1) Unsafe Structure
- 2) Missing and or damaged Shingles
- 3) Rotten or damaged facia,and/or soffit.
- 4) Damgaged or missing gutter drain.
- 5) Damaged and or rotten door sash
- 6) Rotten window sash
- 7) Unknown interior damage.
- 8) Unmaintained weeds,trees
- 9) Accessory Structure damage
- 10) Damaged and/or Missing, Dangerous fence
- 11) Damaged or faulty brick on front porch
- 12) Possible rodent infestation

While posting the structure with a stop work order for the roof, I noticed through the front window that was unobstructed, a pile of debris that appears to have come from the ceiling of the structure, I believe this to be the case. I will be posting this structure as unsafe to occupy until I am provided proof to the contrary. I believe that the many years of neglect have resulted in the roof leaking causing unknown damage to the interior of the structure.

YOU ARE FURTHER NOTIFIED THAT:

1. You have **45** days to make the necessary repairs to the **structures**, failure to make the necessary repairs will force the City of Osawatomie to proceed with a condemnation hearing, leading to the demolition of the structures.
2. You have **10** days from the date of service of this Notice to contest the findings of the Public Officer and to request a hearing as provide in **Chapter 8 Article 2 Section 8-210** before the governing body by filing a written

request for a hearing with the governing body City of Osawatomie 439 Main St. Osawatomie, KS. 66064. Failure to make a timely request shall constitute a waiver of your rights to contest the allegations of this Notice.

3. Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by the state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense. Per day fines for violating any section of this code shall be not less than **\$50.00** and not more than **\$100.00**

Your cooperation and timely attention to this matter is appreciated. If you have any questions or comments, feel free to contact me at (913) 755-2146 ext. 102.

Sincerely,

Ed Beaudry
Chief Building Official

July 31, 2020
October 14, 2020

Ryan William Johnson
127 Rohrer Heights
Osawatomie, KS 66064

RE: **NOTICE OF INVESTIGATION AND VIOLATION**

Address or General Location: 127 Rohrer Heights Osawatomie Ks. 66064
Parcel I.D. Number: 1721002002017000

Dear Mr. Johnson

The City of Osawatomie has investigated and discovered a violation of the City of Osawatomie Nuisance Code at the above referenced property. Research of the property ownership records has found that you are the owner of record of the property. A preliminary investigation of the premises has found evidence that there are conditions present on the property that would be considered as a violation of the International Property Maintenance Code of the City of Osawatomie **Chapter 1 Section 108 Unsafe Structure and Equipment, Chapter 3 Section 302 Exterior Property Areas, 304 Exterior Structure, 305 Interior Structure, 308 Extermination.**

The conditions that have been observed that are considered as creating a violation are as follows:

- 13) Unsafe Structure
- 14) Missing and or damaged Shingles
- 15) Rotten or damaged fascia, and/or soffit.
- 16) Damaged or missing gutter drain.
- 17) Damaged and or rotten door sash
- 18) Rotten window sash
- 19) Unknown interior damage.
- 20) Unmaintained weeds, trees
- 21) Accessory Structure damage
- 22) Damaged and/or Missing, Dangerous fence
- 23) Damaged or faulty brick on front porch
- 24) Possible rodent infestation

While posting the structure with a stop work order for the roof, I noticed through the front window that was unobstructed, a pile of debris that appears to have come from the ceiling of the structure, I believe this to be the case. I will be posting this structure as unsafe to occupy until I am provided proof to the contrary. I believe that the many years of neglect have resulted in the roof leaking causing unknown damage to the interior of the structure.

YOU ARE FURTHER NOTIFIED THAT:

2. You have **45** days to make the necessary repairs to the **structures**, failure to make the necessary repairs will force the City of Osawatomie to proceed with a condemnation hearing, leading to the demolition of the structures.
2. You have **10** days from the date of service of this Notice to contest the findings of the Public Officer and to request a hearing as provide in **Chapter 8 Article 2 Section 8-210** before the governing body by filing a written

request for a hearing with the governing body City of Osawatomie 439 Main St. Osawatomie, KS. 66064. Failure to make a timely request shall constitute a waiver of your rights to contest the allegations of this Notice.

3. Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by the state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense. Per day fines for violating any section of this code shall be not less than **\$50.00** and not more than **\$100.00**

Your cooperation and timely attention to this matter is appreciated. If you have any questions or comments, feel free to contact me at (913) 755-2146 ext. 102.

Sincerely,

Ed Beaudry
Chief Building Official

Code Enforcement

Date: 5/06/2021

Name: Charles Johnson
Address: 127 Rohrer Hts.
Osawatomie, KS 66064

Concerns: Roof, exterior and structural issues

This is a follow-up letter in reference to a Building Permit issued in October of 2020 for the address of 127 Rohrer Heights. The permit is up for renewal, ***only one six-month extension will be granted.*** You will need to contact my office and discuss a time line for project completion.

Please give me a call here at City Hall so we can arrange a time to discuss Building Permit details. Look forward to meeting with you and discuss property improvements for 127 Rohrer Heights.

Please call me at 913-755-2146 ext. #2.

Sincerely,

Ed Beaudry
Osawatomie Chief Building Inspector

August 20, 2021

Charles Johnson
127 Rohrer Hts.
Osawatomie, KS 66064

Concerns: Roof, exterior and structural issues

This is a follow-up letter in reference to a Building Permit issued in October of 2020 for the address of 127 Rohrer Heights(Permit # 10-20-195). This permit has had the **one and only** extension it is allowed, there has been very minor work done to the exterior of the house, to include the roof. On the issued permit it states **CONSTRUCTION MUST BEGIN WITHIN 6 MONTHS OF ISSUANCE AND SHALL NOT BE ABANDONED FOR ANY PERIOD EXCEEDING 6 MONTHS**. Although you have performed some minor work to the roof, this is not sufficient work to allow for the continuance of this permit.

The roof has been stripped away over the garage which has allowed rain water and other elements to enter causing unknown damage to the interior. I will not issue another permit for this property until I receive a letter from a licensed Structural Engineer stating the building is structurally safe to invest time and money in.

If a Structural Engineer deems it structurally safe to repair, you shall provide the city the name of a licensed contractor which will perform the work on the inside and outside of the house.

Please give me a call here at City Hall if you have any questions. I look forward to hearing from you to discuss your property at 127 Rohrer Heights.

Sincerely,

Ed Beaudry
Director of Community Development
913-755-2146 ext. 102
ebeaudry@osawatomi.ks.org



Baldridge Engineering LLC

Charles Johnson
Home Owner
127 Rohrer Heights Osawatomie, KS
913-752-7878

RE: Roof Support

Project Location: 127 Rohrer Heights Osawatomie, KS

Mr. Johnson

This letter is in regards to the roof framing on the above mentioned residence. The home in question was built in 1960, the roof framing was typical of the era with furring strips and cedar shake shingles. The owner is wanting to remove the shingles, sheath the roof and shingle with conventional asphalt shingles. The owner is concerned about the added weight to the roof by adding $\frac{1}{2}$ " OSB and the asphalt shingles. I have suggested that purlins and struts be added to the roof framing to "modernize" the construction. As such I have suggested that all struts bear on load bearing walls or beams. I was unable to enter the house at the time of inspection, but was able to enter the garage and look into the attic of the rest of the house. It appears that the purlin struts should be able to bear on load bearing walls.

The main center beam in the house runs parallel with the garage doors and is only a single 2x6 beam that runs on top of the ceiling joists. This area will need a beam added under the ceiling joists and have studs supporting it down to the foundation. To do this, one of the windows on the left side of the house will need removed. A 3 ply 11 $\frac{1}{4}$ " LVL will be sufficient to clear span the length of the garage, with 4 studs bearing on both sides. If head room is a concern, a post can be added in the middle, and a 2 ply 9 $\frac{1}{2}$ " lvl will suffice. I would suggest to clear span to avoid the post and added 16" square pier that would need added to support the post.

I have attached a typical framing detail that explains the purlin and purlin braces. Typically, all ends of ridges, valleys and hips should be supported, as well as every ~4' along their length if allowable. Purlins should be added at ~ mid span of rafters with purlin supports to load bearing walls or beams @ ~ 4' centers.

Please let me know if you have any questions or concerns.

Sincerely,

David Baldridge, P.E.

308 South Silver Street, Paola, Kansas 66071, (913) 710-3019

September 20, 2021

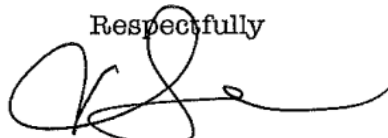
Ed Beaudry
Director of Community Development
P.O. Box 37
City of Osawatomie, Kansas 66064

Re: August 23, 2020 letter

Mr. Beaudry,

Complying with a requirement set forth in your August 23 letter sent to me, my Rohrer home was inspected by the engineer on September 9 (see attached). Upon inspection of my home the engineer told me that he found no problem relative to the home's structure and installation of a new roof. The engineer did mention that the type of bricks used on a short low decorative wall running along my front porch were not the correct bricks for that purpose, suggesting perhaps a decorative wrought iron type railing –the decorative bricks will be removed. The engineer also told me that while the existing roof supports (i.e., the roof's joists) were adequate, the same were of a type used in the 50s, a style which has since been improved. Thereupon the engineer said he would provide me with drawings, which he did, showing me how I could add purlins to every three or four joist structures and thereby further strengthen my roof's support, thus creating an improved roof for my home. As he explained to me, adding the purlins was not a difficult thing to accomplish. Relative to a long beam area running a cross the garage, he showed how that central beam could be better supported, again something not difficult doing. I expressed my sincere appreciation to the engineer for his very helpful input, telling him that his recommendations would definitely be implemented. Also, thank you for recommending my having said inspection done.

Respectfully



Charles Johnson

KATIE FORCK
MIAMI COUNTY
REGISTER OF DEEDS
Book: 955 Page: 192
Receipt #: 33798 Total Fees: \$8.00
Pages Recorded: 1
Date Recorded: 3/10/2006 4:11:55 PM



When recorded, mail to:

Name: Ryan W. Johnson
Address: 127 Rohrer Heights
City/State/Zip Code: Osawatomie
KS 66004

KANSAS WARRANTY DEED

On this 10 day of MARCH 2006, Charles V. Johnson ("Grantor") CONVEYS AND WARRANTS to Ryan William Johnson ("Grantee") all of the following described real estate in Miami County, Kansas, commonly known as 127 Rohrer Heights, Osawatomie, Kansas for the sum of One dollar and other good and valuable consideration,

An undivided full interest in:

Lot three (3), Block One (1), Rohrer Heights, as subdivision in the Northwest Quarter of Section 10, Township 18, Range 22;


The East 25 feet of (Lot 1 of) Block 1, Rohrer Heights, a subdivision in the Northwest Quarter of Section 10, Township 18, Range 22 in the City of Osawatomie;

The West fifty (50) feet of Lot 1, Block 1, Rohrer Heights, a sub-division in the Northwest Quarter of Section 10, Township 18, Range 22; and

Lot 2 and the West 25 feet of Lot 1, Block 1 Rohrer Heights, and subdivision in the Northwest Quarter of Section 10, Township 18, Range 22.

SUBJECT TO: All easements, restrictions and reservations of record, if any, all taxes and assessments whether or not due and payable, and all encumbrances of record, if any.

Pursuant to K.S.A., 79-1437 a real estate validation questionnaire is not required due to exemption no. 4


Charles V. Johnson

State of: Kansas

County of: Miami

This instrument was acknowledged before me on 3/10, 2006, by Charles V. Johnson,




Notary Public



Security 1st Title

Prepared By:

Security 1st Title

9 South Pearl

Paola, KS 66071

Phone: (913) 557-2694

Fax: (913) 557-2016

Contact: **Connor McDonald**

Email: **cmcdonald@security1st.com**

TITLE REPORT

Prepared Exclusively For:

City of Osawatomie

P. O. Box 37

Osawatomie, KS 66064

Phone: 913-755-2146

Fax: 913-755-4164

Contact: **Ed Beaudry**

Email: **ebeaudry@osawatomieks.org**

Report No: **2536537**

Report Effective Date: **July 26, 2022, at 7:30 a.m.**

Property Address: **127 Rohrer Heights, Osawatomie, KS 66064**

This Title Search Report is NOT a commitment to insure and is not to be construed as an Abstract of Title or Title Opinion. It has been issued as a Report as to the status of title for the specific benefit of **City of Osawatomie**, and as such should not be relied upon by any other party for any Real Estate Transaction. Any and all loss or damage that may occur by reason of any errors and omissions in this Company's Report is limited to \$1,000.00 or the fee received for the preparation and issuance of this report, whichever is less.

1. **Fee Simple** interest in the Land described in this Report is owned, at the Report Effective Date, by

Ryan William Johnson

2. The Land referred to in this Report is described as follows:

Lot 3, Block 1, Rohrer Heights, a subdivision in the Northwest Quarter of Section 10,

Township 18, Range 22, in the City of Osawatomie, Miami County, Kansas.

The East 25 feet of Lot 1, Block 1, Rohrer Heights, a subdivision in the Northwest Quarter of Section 10, Township 18, Range 22, in the City of Osawatomie, Miami County, Kansas.

The West 50 feet of Lot 1, Block 1, Rohrer Heights, a subdivision in the Northwest Quarter of Section 10, Township 18, Range 22, in the City of Osawatomie, Miami County, Kansas.

Lot 2 and the West 25 feet of Lot 1, Block 1, Rohrer Heights, a subdivision in the Northwest Quarter of Section 10, Township 18, Range 22, in the City of Osawatomie, Miami County, Kansas.

Any questions regarding this report should be directed to: **Connor McDonald**
Phone: **913-557-2694**, Email: **cmcdonald@security1st.com**

3. The following Real Estate Taxes, Easements, Restrictions, Judgments, Pending Suits, Mechanic Liens, State Tax Liens, Federal Tax Liens, Mortgage and other liens and encumbrances are recorded in the local public records. No search of the oil, gas or other mineral title has been made, and any matters incident to or growing out of the mineral estate are not included in this Report, including but not limited to conveyances, reservations, or oil and gas leases.

1. General taxes and special assessments for the fiscal year 2020 in the amount of \$4,263.44, DELINQUENT; plus applicable interest and penalties.

General taxes and special assessments for the fiscal year 2021 in the amount of \$5,140.86, DELINQUENT; plus applicable interest and penalties.

Property ID # [1721002002017000](#)

It is noted for informational purposes only that the tax rolls reflect a common address of: 127 Rohrer Heights, Osawatomie, KS 66064

2. Easements, restrictions, setback lines or servitudes, if any, reflected on the

plat of Rohrer Heights, to the City of Osawatomie, Miami County, Kansas, filed as [Plat Book F, Page 31](#) or otherwise appearing in the public records.

3. Terms and provisions contained in the document entitled "Dedication" filed August 5, 1955 as [Book 188, Page 584](#).

4. Right of Way Easement granted to The Prairie Oil and Gas Company, as set forth in the instrument filed as [Book 92, Page 73](#). Agreement Limiting Right of Way Easement filed as [Book 199, Page 308](#).

5. Easement for Cable Crossing granted to Sinclair Refining Company, as set forth in the instrument filed as [Book 180, Page 155](#).

NOTE: Our search of the Public Records does not disclose a mortgage on the property.

FOR INFORMATION ONLY - 24 MONTH CHAIN OF TITLE:

Deed Type: Kansas Warranty Deed
Grantor(s): Charles V. Johnson
Grantee(s): Ryan William Johnson
Recorded Date: March 10, 2006
Recorded As: [Book 955, Page 192](#)

Any questions regarding this report should be directed to: **Connor McDonald** Phone: **913-557-2694**, Email: **cmcdonald@security1st.com**

Dated: **July 26, 2022, at 7:30 a.m.**

SECURITY 1ST TITLE

A handwritten signature in black ink, appearing to read "Seth Brown". The signature is written in a cursive, flowing style.

By: _____

LICENSED ABSTRACTER

727 Lincoln Avenue

Property Address 727 LINCOLN ST

Parcel ID1711102012006000

Brief Tax Description OSAWATOMIE , BLOCK 20 , Lot 8 , LT 8 BLK 20 SECTION 11 TOWNSHIP 18 RANGE 22

The utilities for this property have been disconnected since 02/14/2020, This house has been vacant for several years.



Date: 4/21/2021

Name: Brian or Ladawn Klingensmith

Address: P.O. Bx 325
Osawatomie, KS 66064

RE: 45-DAY NOTICE OF INVESTIGATION AND VIOLATION

Dear Owner

In recent months, the City of Osawatomie has doubled down on our efforts to tackle outstanding nuisances and code violations as part of our work to accomplish one of the most commonly stated community goals of late: "clean up the town." Our Chief Building Inspector, Ed Beaudry, and Code Enforcement Officer, David Ellis, have been concentrating on educating people on our existing building and zoning regulations to help homeowners bring their properties back up to code. In the process of this work, we have investigated and discovered the below stated violations of the City of Osawatomie, Building and Zoning Code, for the below referenced property(s).

Research of the property ownership records has found that you are the owner of record of the property. A preliminary investigation of the premises has found evidence that there are conditions present on the property that would be considered as a violation of the Code of the City of Osawatomie: **Ordinance 3715, Amended July 2017 (Ordinance 3749), Article 15, referred to as Zoning Regulations, Subdivision Regulation & Floodplain Management Regulations; Ordinance 3762, Chapter 4, adaption of the 2006 International Property Maintenance Code; 2006 International Residential Code;** for the City of Osawatomie.

The observed conditions for the locations listed below that are considered as creating a violation are as follows:

Address or General Location: 727 Lincoln,
Osawatomie, KS **Parcel I.D. Number:**
1711102012006000

Violation(s): Siding maintenance issues, 2006 IPM Code, Chapter 3, Section 304.2
Exterior siding issues, 2006 IPM Code, Chapter 3, Section 304.6
Window maintenance, 2006 IPM Code, Chapter 3, Section 304.13
Door(s) Maintenance, 2006 IPM Code, Chapter 3, Section 304.15
Fascia, soffit defects and overhangs, 2006 IPM Code, Chapter 3, Section 304.8 & 304.9
Roof defects, 2006 IPM Code, Chapter 3, Section 304.7

*** Other deficiencies not listed above need to be addressed as outlined in the 2006 International property maintenance Code.**

YOU ARE FURTHER NOTIFIED THAT:

1. You have **45** days from the date of service of this Notice to obtain permits and start the process of remedying

the issue(s) at the above described property(s). Most of the exterior type permits are free. Some of the exceptions to exterior fees would be certain types of replacement such as roof or drainage. I have included a Building Permit Application with this Notice. Application for permit needs to be submitted prior to the 45-Day expiration.

2. You have **10** days from the date of service of this Notice to contest the findings of the Public Officer and to request a hearing, as provided in **Chapter 8 Article 2 Section 8-210**, before the Governing Body by filing a written request for a hearing with the Governing Body of the City of Osawatomie (439 Main St. Osawatomie, KS, 66064). Failure to make a timely request shall constitute a waiver of your rights to contest the allegations of this Notice.

3. Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by the state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense. Per day fines for violating any section of this code shall be not less than **\$50.00** and not more than **\$100.00**

Your cooperation and timely attention to this matter is appreciated. If you have any questions or comments, feel free to contact me at **(913) 755-2146 ext. 2**, or David Ellis at **ext. 3**

Sincerely,

Ed Beaudry
Osawatomie Chief Building Inspector

Cc: David Ellis, Osawatomie Nuisance Code Enforcement



Date: 7/29/2021

Name: Brian or Ladawn Klingensmith
C/O Charles Johnson

Address: P.O. Bx 325
Osawatomie, KS 66064

RE: 45-DAY NOTICE OF INVESTIGATION AND VIOLATION

Dear Owner

In recent months, the City of Osawatomie has doubled down on our efforts to tackle outstanding nuisances and code violations as part of our work to accomplish one of the most commonly stated community goals of late: "clean up the town." Our Chief Building Inspector, Ed Beaudry, and Code Enforcement Officer, David Ellis, have been concentrating on educating people on our existing building and zoning regulations to help homeowners bring their properties back up to code. In the process of this work, we have investigated and discovered the below stated violations of the City of Osawatomie, Building and Zoning Code, for the below referenced property(s).

Research of the property ownership records has found that you are the owner of record of the property. A preliminary investigation of the premises has found evidence that there are conditions present on the property that would be considered as a violation of the Code of the City of Osawatomie: **Ordinance 3715, Amended July 2017 (Ordinance 3749), Article 15**, referred to as **Zoning Regulations, Subdivision Regulation & FloodPlain Management Regulations; Ordinance 3762, Chapter 4, adaption of the 2006 International Property Maintenance Code; 2006 International Residential Code**; for the City of Osawatomie.

The observed conditions for the locations listed below that are considered as creating a violation are as follows:

Address or General Location: 727 Lincoln, Osawatomie, KS

Parcel I.D. Number: 1711102012006000

Violation(s): Siding maintenance issues, 2006 IPM Code, Chapter 3, Section 304.2

Exterior siding issues, 2006 IPM Code, Chapter 3, Section 304.6

Window maintenance, 2006 IPM Code, Chapter 3, Section 304.13

Door(s) Maintenance, 2006 IPM Code, Chapter 3, Section 304.15

Fascia, soffit defects and overhangs, 2006 IPM Code, Chapter 3, Section 304.8 & 304.9

Roof defects, 2006 IPM Code, Chapter 3, Section 304.7

*** Other deficiencies not listed above need to be addressed as outlined in the 2006 International property maintenance Code.**

YOU ARE FURTHER NOTIFIED THAT:

1. You have **45** days from the date of service of this Notice ²³ to obtain permits and start the process of remedying the

issue(s) at the above described property(s). Most of the exterior type permits are free. Some of the exceptions to exterior fees would be certain types of replacement such as roof or drainage. I have included a Building Permit Application with this Notice. Application for permit needs to be submitted prior to the 45-Day expiration.

2. You have **10** days from the date of service of this Notice to contest the findings of the Public Officer and to request a hearing, as provided in **Chapter 8 Article 2 Section 8-210**, before the Governing Body by filing a written request for a hearing with the Governing Body of the City of Osawatomie (439 Main St. Osawatomie, KS, 66064). Failure to make a timely request shall constitute a waiver of your rights to contest the allegations of this Notice.

3. Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by the state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense. Per day fines for violating any section of this code shall be not less than **\$50.00** and not more than **\$100.00**

Your cooperation and timely attention to this matter is appreciated. If you have any questions or comments, feel free to contact me at **(913) 755-2146 ext. 2**, or David Ellis at **ext. 3**

Sincerely,

Ed Beaudry
Osawatomie Chief Building Inspector



Security 1st Title

TITLE REPORT

Prepared By:

Security 1st Title

9 South Pearl

Paola, KS 66071

Phone: (913) 557-2694

Fax: (913) 557-2016

Contact: **Connor McDonald**

Email:

cmcdonald@security1st.com

Prepared Exclusively For:

City of Osawatomie

P. O. Box 37

Osawatomie, KS 66064

Phone: 913-755-2146

Fax: 913-755-4164

Contact: **Ed Beaudry**

Email:

ebeaudry@osawatomieks.org

Report No: **2536300**

Report Effective Date: **July 22, 2022, at 7:30 a.m.**

Property Address: **727 Lincoln St.,
Osawatomie, KS 66064**

This Title Search Report is NOT a commitment to insure and is not to be construed as an Abstract of Title or Title Opinion. It has been issued as a Report as to the status of title for the specific benefit of **City of Osawatomie**, and as such should not be relied upon by any other party for any Real Estate Transaction. Any and all loss or damage that may occur by reason of any errors and omissions in this Company's Report is limited to \$1,000.00 or the fee received for the preparation and issuance of this report, whichever is less.

1. **Fee Simple** interest in the Land described in this Report is owned, at the Report Effective Date, by

Brian Edwin Klingensmith and Ladawn Gay Klingensmith

2. The Land referred to in this Report is described as follows:

**Lot 8, Block 20, City of Osawatomie, Miami County, Kansas,
as same is designated on the
recorded plat thereof.**

3. The following Real Estate Taxes, Easements, Restrictions, Judgments, Pending Suits,

Mechanic Liens, State Tax Liens, Federal Tax Liens,
Mortgage and other liens and

encumbrances are recorded in the local public records. No search of the oil, gas or

other mineral title has been made, and any matters incident to or growing out of the mineral estate are not included in this Report, including but not limited to conveyances, reservations, or oil and gas leases.

Any questions regarding this report should be directed to: **Connor McDonald** Phone: **913-557-**

2694, Email: cmcdonald@security1st.com

1. **General taxes and special assessments for the fiscal year 2017 in the amount of \$1,150.46, DELINQUENT; plus applicable interest and penalties.**

General taxes and special assessments for the fiscal year 2018 in the amount of \$1,191.38, DELINQUENT; plus applicable interest and penalties.

General taxes and special assessments for the fiscal year 2019 in the amount of \$1,205.14, DELINQUENT; plus applicable interest and penalties.

General taxes and special assessments for the fiscal year 2020 in the amount of \$1,377.76, DELINQUENT; plus applicable interest and penalties.

General taxes and special assessments for the fiscal year 2021 in the amount of \$1,567.62, DELINQUENT; plus applicable interest and penalties.

Property ID # [1711102012006000](#)

It is noted for informational purposes only that the tax rolls reflect a common address of: 727 Lincoln St., Osawatomie, KS 66064

2. **Easements, restrictions, setback lines or servitudes, if any, reflected on the plat of the City of Osawatomie, Miami County, _____ Kansas, filed as [Plat Book A, Page 7](#); [Plat Book A, Page 25](#); and Replat in [Plat Book E, Page 8](#).**

NOTE: Our search of the public records does not disclose a mortgage on the property.

NOTE: Manufactured Home located on premises.

FOR INFORMATION ONLY - 24 MONTH CHAIN OF

TITLE:

Deed Type: Joint Tenancy Warranty Deed
Grantor(s): Smith Living Trust dated July 9, 1998 aka William G. Smith and Merle Jean Smith, Trustees or their successors in Trust, under the Smith Living Trust dated July 9, 1998
Grantee(s): Brian Edwin Klingensmith and Ladawn Gay Klingensmith, husband and wife
Recorded Date: July 1, 2009
Recorded As: [Book 2009, Page 03698](#)



Security 1st Title

Any questions regarding this report should be directed to: **Connor McDonald** Phone: **913-557-2694**, Email: cmcdonald@security1st.com

Dated: **July 22, 2022, at 7:30 a.m.**

SECURITY 1ST TITLE

By:

LICENSED ABSTRACTER



100 E. Pacific

Property Address 100 E PACIFIC

Parcel ID 1711104002010000

Brief Tax Description YOUMANS ADDN OSAWATOMIE , BLOCK 8 , Lot 14 , LT 14 BLK 8 YOUMANS ADDN SECTION 11 TOWNSHIP 18 RANGE 22

This address has been unoccupied for several years with minimal utility usage. There have been numerous complaints about the blight on the neighborhood and the large amount of animal calls over the past years.



02/07/2022









10/12/2022

April 1, 2022

Vivian Minor, & Teresa Cox
100 East Pacific Avenue
Osawatomie, KS 66064

RE: Notice of Unsafe Structure

Address or General Location: 100 East Pacific Avenue
Parcel I.D. Number: 1711104002010000

Dear: Mrs. Minor and Mrs. Cox

As Building Official for the City of Osawatomie, this letter is to advise that conditions existing at the above referenced property violate the **2006 International Property Maintenance Code (IMPC)** as adopted by the City of Osawatomie. The IMPC was adopted by Osawatomie City Ordinance 3674, Chapter #8, Article 5. Property Maintenance Code, 8-501 *et seq.*

Ownership records show that you are the owner of record of this property. A preliminary investigation of the premises shows evidence of conditions present on the property that would be considered a violation of the IMPC. In particular, the following sections are applicable:

IMPC 108.1.1 Unsafe Structure. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

IMPC 108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

This letter is an attempt to give the property owner and or mortgage holder the opportunity to secure the property before the City of Osawatomie does. If the City secures the property, the costs incurred to secure the property will be assessed to the property. Also, this is the first step towards possible condemnation of this property if repairs are not made in a timely manner.

There are several conditions that violate City Ordinance. The following are the matters of the greatest safety concern regarding this vacant house:

Siding maintenance issues, 2006 IPM Code, Chapter 3, Section 304.2

Exterior siding issues, 2006 IPM Code, Chapter 3, Section 304.6

Window maintenance, 2006 IPM Code, Chapter 3, Section 304.13

Door(s) Maintenance, 2006 IPM Code, Chapter 3, Section 304.15

Fascia, soffit defects and overhangs, 2006 IPM Code, Chapter 3, Section 304.8 & 304.9

Roof defects, 2006 IPM Code, Chapter 3, Section 304.7

* Other deficiencies not listed above need to be addressed as outlined in the 2006 International property maintenance Code.

The enumerated conditions must be corrected within thirty (**30**) days from the date of this notice. This is an attempt to give you the opportunity to make the property safe for the general public before any further action is taken by the City. Please be advised that this is also the first step towards possible condemnation of the structure located at the referenced address unless repairs are made in a timely fashion to make the house once again habitable. I am attaching recent photos of the property.

Please be advised that failure to take the required action SHALL result in your property being placed on a condemnation list with the real possibility of demolition.

Your cooperation and timely attention to this matter is appreciated. If you have any questions or comments, feel free to contact me at (913) 755-2146 ext. 102.

Sincerely,

Ed Beaudry
Director of Community Development
Chief Building Official
City of Osawatomie
ebeaudry@osawatomieks.org
913-755-2146 x102



Security 1st Title

Prepared By:

Security 1st Title

9 South Pearl

Paola, KS 66071

Phone: (913) 557-2694

Fax: (913) 557-2016

Contact: **Connor McDonald**

Email: **cmcdonald@security1st.com**

TITLE REPORT

Prepared Exclusively For:

City of Osawatomie

P. O. Box 37

Osawatomie, KS 66064

Phone: 913-755-2146

Fax: 913-755-4164

Contact: **Ed Beaudry**

Email: **ebeaudry@osawatomieks.org**

Report No: **2536314**

Report Effective Date: **July 22, 2022, at 7:30 a.m.**

Property Address: **100 E. Pacific, Osawatomie, KS
66064**

This Title Search Report is NOT a commitment to insure and is not to be construed as an Abstract of Title or Title Opinion. It has been issued as a Report as to the status of title for the specific benefit of **City of Osawatomie**, and as such should not be relied upon by any other party for any Real Estate Transaction. Any and all loss or damage that may occur by reason of any errors and omissions in this Company's Report is limited to \$1,000.00 or the fee received for the preparation and issuance of this report, whichever is less.

1. **Fee Simple** interest in the Land described in this Report is owned, at the Report Effective Date, by
Vivian Minor, and Teresa Cox
2. The Land referred to in this Report is described as follows:
**Lot 14, Block 8, Youman's Addition, City of Osawatomie, Miami County,
Kansas.**
3. The following Real Estate Taxes, Easements, Restrictions, Judgments, Pending Suits,

Mechanic Liens, State Tax Liens, Federal Tax Liens, Mortgage and other liens and encumbrances are recorded in the local public records. No search of the oil, gas or other mineral title has been made, and any matters incident to or growing out of the mineral estate are not included in this Report, including but not limited to conveyances, reservations, or oil and gas leases.

Any questions regarding this report should be directed to: **Connor McDonald** Phone: **913-557-2694**, Email: cmcdonald@security1st.com

1. **General taxes and special assessments for the fiscal year 2021 in the amount of \$405.92, PAID.**

Property ID # [1711104002010000](#)

It is noted for informational purposes only that the tax rolls reflect a common address of: 100 E. Pacific, Osawatomie, KS 66064

2. **Easements, restrictions, setback lines or servitudes, if any, reflected on the plat of Youman's Addition, City of Osawatomie, Miami County, Kansas, filed as [Plat Book C, Page 12](#).**

NOTE: Our search of the public records does not disclose a mortgage on the property.

NOTE: Manufactured Home located on premises.

FOR INFORMATION ONLY - 24 MONTH CHAIN OF TITLE:

Deed Type: Quit Claim - Joint Tenancy Deed
Grantor(s): Julie Deering Kellogg, a single person
Grantee(s): Vivian Minor and Teresa Cox, as joint tenants
Recorded Date: November 2, 2020
Recorded As: [Book 2020, Page 06107](#)

Deed Type: General Warranty Deed
Grantor(s): Una Fern Deering Trust Under Trust Agreement dated June 6, 2006
Grantee(s): Julie Deering Kellogg, her heirs and assigns
Recorded Date: July 29, 2015
Recorded As: [Book 2015, Page 03344](#)

Dated: July 22, 2022, at 7:30 a.m.



1103 Chestnut

Property Address 1103 CHESTNUT

Parcel ID 1721004024001000

Brief Tax Description CAFFERY & SHELDONS ADD. OSAW. , BLOCK 7 , Lot 13 - 16 , LTS 13 THRU 16 BLK 7 CAFFREY SHELDON SECTION 10 TOWNSHIP 18 RANGE 22

This property has had no utility service since 07/2021, and has been a blight on the neighborhood for several years. Multiple owners with no major work completed.





April 1, 2022

J & P Property Manager, LLC
14412 Whippoorwill Ln
Greenwood, MO 64034

RE: Notice of Unsafe Structure

Address or General Location: 1103 Chestnut Avenue
Parcel I.D. Number: 1721004024001000

Dear: Property Owner

As Building Official for the City of Osawatomie, this letter is to advise that conditions existing at the above referenced property violate the **2006 International Property Maintenance Code (IMPC)** as adopted by the City of Osawatomie. The IMPC was adopted by Osawatomie City Ordinance 3674, Chapter #8, Article 5. Property Maintenance Code, 8-501 *et seq.*

Ownership records show that you are the owner of record of this property. A preliminary investigation of the premises shows evidence of conditions present on the property that would be considered a violation of the IMPC. In particular, the following sections are applicable:

IMPC 108.1.1 Unsafe Structure. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

IMPC 108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

This letter is an attempt to give the property owner and or mortgage holder the opportunity to secure the property before the City of Osawatomie does. If the City secures the property, the costs incurred to secure the property will be assessed to the property. Also, this is the first step towards possible condemnation of this property if repairs are not made in a timely manner.

There are several conditions that violate City Ordinance. The following are the matters of the greatest safety concern regarding this vacant house:

Siding maintenance issues, 2006 IPM Code, Chapter 3, Section 304.2

Exterior siding issues, 2006 IPM Code, Chapter 3, Section 304.6

Window maintenance, 2006 IPM Code, Chapter 3, Section 304.13

Door(s) Maintenance, 2006 IPM Code, Chapter 3, Section 304.15

Fascia, soffit defects and overhangs, 2006 IPM Code, Chapter 3, Section 304.8 & 304.9

Roof defects, 2006 IPM Code, Chapter 3, Section 304.7

No utilities since 07/21/2018

* Other deficiencies not listed above need to be addressed as outlined in the 2006 International property maintenance Code.

The enumerated conditions must be corrected within thirty (**30**) days from the date of this notice. This is an attempt to give you the opportunity to make the property safe for the general public before any further action is taken by the City. Please be advised that this is also the first step towards possible condemnation of the structure located at the referenced address unless repairs are made in a timely fashion to make the house once again habitable. I am attaching recent photos of the property.

Please be advised that failure to take the required action SHALL result in your property being placed on a condemnation list with the real possibility of demolition.

Your cooperation and timely attention to this matter is appreciated. If you have any questions or comments, feel free to contact me at (913) 755-2146 ext. 102.

Sincerely,

Ed Beaudry
Director of Community Development
Chief Building Official
City of Osawatomie
ebeaudry@osawatomioks.org
913-755-2146 x102



Security 1st Title

TITLE REPORT

Prepared Exclusively For:

City of Osawatomie

**P. O. Box 37
Osawatomie, KS 66064
Phone: 913-755-2146
Fax: 913-755-4164**

Contact: **Ed Beaudry**

Prepared By:

Security 1st Title

9 South Pearl

**Paola, KS 66071
Phone: (913) 557-2694
Fax: (913) 557-2016**

Contact: **Connor McDonald**

Email: **cmcdonald@security1st.com**
Email: **ebeaudry@osawatomiaks.org**

Report No: **2536306**

Report Effective Date: **July 22, 2022, at 7:30 a.m.**

Property Address: **1103 Chestnut, Osawatomie, KS
66064**

This Title Search Report is NOT a commitment to insure and is not to be construed as an Abstract of Title or Title Opinion. It has been issued as a Report as to the status of title for the specific benefit of **City of Osawatomie**, and as such should not be relied upon by any other party for any Real Estate Transaction. Any and all loss or damage that may occur by reason of any errors and omissions in this Company's Report is limited to \$1,000.00 or the fee received for the preparation and issuance of this report, whichever is less.

1. **Fee Simple** interest in the Land described in this Report is owned, at the Report Effective Date, by

J & P Property Manager LLC

2. The Land referred to in this Report is described as follows:

**Lots 13, 14, 15 and 16, Block 7, Caffrey & Sheldon's Addition to the City of
Osawatomie,**

Miami County, Kansas, as shown on the recorded plat thereof.

3. The following Real Estate Taxes, Easements, Restrictions, Judgments, Pending Suits, Mechanic Liens, State Tax Liens, Federal Tax Liens, Mortgage and other liens and encumbrances are recorded in the local public records. No search of the oil, gas or other mineral title has been made, and any matters incident to or growing out of the mineral estate are not included in this Report, including but not limited to conveyances, reservations, or oil and gas leases.

Any questions regarding this report should be directed to: **Connor McDonald** Phone: **913-557-2694**, Email: **cmcdonald@security1st.com**

1. General taxes and special assessments for the fiscal year 2020 in the original

amount of \$1,731.12.

First Installment: \$865.56, PAID

Second Installment: \$865.56, DELINQUENT; plus applicable interest and penalties

General taxes and special assessments for the fiscal year 2021 in the amount of \$2,032.26, DELINQUENT; plus applicable interest and penalties.

Property ID # [1721004024001000](#)

It is noted for informational purposes only that the tax rolls reflect a common address of: 1103 Chestnut, Osawatomie, KS 66064

2. Easements, restrictions, setback lines or servitudes, if any, reflected on the plat of Caffrey & Sheldon's Addition to the City of Osawatomie, Miami County, Kansas, filed as [Plat Book D, Page 11](#).

NOTE: Our search of the public records does not disclose a mortgage on the property.

NOTE: Manufactured Home located on premises.

FOR INFORMATION ONLY - 24 MONTH CHAIN OF TITLE:

Grantor(s): Home Point Financial Corporation fka Stonegate mortgage Corporation

Grantee(s): J & P Property Manager LLC

Recorded Date: February 1, 2021

Recorded As: [Book 2021, Page 00586](#)

Deed Type: Sheriff's Deed

Grantor(s): Miami County Sheriff

Grantee(s): Home Point Financial Corporation fka Stonegate Mortgage Corporation

Recorded Date: December 30, 2020

Recorded As: [Book 2020, Page 07400](#)

Any questions regarding this report should be directed to: **Connor McDonald**
Phone: **913-557-2694**, Email: **cmcdonald@security1st.com**

Deed Type: Joint Tenancy Warranty Deed

Grantor(s): Jack R. McMahon II and Donna L. McMahon, husband and wife

Grantee(s): Tony W. Buie and Shirley A. Buie, husband and wife

Recorded Date: October 30, 2003

Recorded As: [Book 768, Page 526](#)

Dated: **July 22, 2022**, at 7:30 a.m.

SECURITY 1ST TITLE



By: _____

LICENSED ABSTRACTER

1013 Chestnut

Property Address 1013 CHESTNUT

Parcel ID 1721004025003000

Brief Tax Description CAFFERY & SHELDONS ADD. OSAW. , BLOCK 8 , Lot 6&7 , LTS 6 & 7 BLK 8 CAFFREY SHELDON ADDN SECTION 10 TOWNSHIP 18 RANGE 22

Utilities to this building have been disconnected since 05/14



April 1, 2022

[Copperstone Enterprises, LLC](#)

C/O Charles Johnson

P.O. Box 325

Osawatomie, KS 66064

RE: Notice of Unsafe Structure

Address or General Location: 1013 Chestnut Avenue

Parcel I.D. Number: 1721004025003000

Dear: Mr. Johnson

As Building Official for the City of Osawatomie, this letter is to advise that conditions existing at the above referenced property violate the **2006 International Property Maintenance Code (IMPC)** as adopted by the City of Osawatomie. The IMPC was adopted by Osawatomie City Ordinance 3674, Chapter #8, Article 5. Property Maintenance Code, 8-501 *et seq.*

Ownership records show that you are the owner of record of this property. A preliminary investigation of the premises shows evidence of conditions present on the property that would be considered a violation of the IMPC. In particular, the following sections are applicable:

IMPC 108.1.1 Unsafe Structure. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

IMPC 108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

This letter is an attempt to give the property owner and or mortgage holder the opportunity to secure the property before the City of Osawatomie does. If the City secures the property, the costs incurred to secure the property will be assessed to the property. Also, this is the first step towards possible condemnation of this property if repairs are not made in a timely manner.

There are several conditions that violate City Ordinance. The following are the matters of the greatest safety concern regarding this vacant house:

Siding maintenance issues, 2006 IPM Code, Chapter 3, Section 304.2

Exterior siding issues, 2006 IPM Code, Chapter 3, Section 304.6

Window maintenance, 2006 IPM Code, Chapter 3, Section 304.13

Door(s) Maintenance, 2006 IPM Code, Chapter 3, Section 304.15

Fascia, soffit defects and overhangs, 2006 IPM Code, Chapter 3, Section 304.8 & 304.9

Roof defects, 2006 IPM Code, Chapter 3, Section 304.7

No utilities since 05/31/2014

* Other deficiencies not listed above need to be addressed as outlined in the 2006 International property maintenance Code.

The enumerated conditions must be corrected within thirty **(30)** days from the date of this notice. This is an attempt to give you the opportunity to make the property safe for the general public before any further action is taken by the City. Please be advised that this is also the first step towards possible condemnation of the structure located at the referenced address unless repairs are made in a timely fashion to make the house once again habitable. I am attaching recent photos of the property.

Please be advised that failure to take the required action SHALL result in your property being placed on a condemnation list with the real possibility of demolition.

Your cooperation and timely attention to this matter is appreciated. If you have any questions or comments, feel free to contact me at (913) 755-2146 ext. 102.

Sincerely,

Ed Beaudry
Director of Community Development
Chief Building Official
City of Osawatomie
ebeaudry@osawatomioks.org
913-755-2146 x102





10/12/2022



Security 1st Title

Prepared By: **TITLE REPORT**

Prepared Exclusively For: **Security 1st Title**

9 South Pearl

Paola, KS 66071

Phone: (913) 557-2694

Fax: (913) 557-2016

Contact: **Connor McDonald**

Email: **cmcdonald@security1st.com**

City of Osawatomie

P. O. Box 37

Osawatomie, KS 66064

Phone: 913-755-2146

Fax: 913-755-4164

Contact: **Ed Beaudry**

Email: **ebeaudry@osawatomieks.org**

Report No: **2536308**

Report Effective Date: **July 22, 2022, at 7:30 a.m.**

Property Address: **1013 Chestnut, Osawatomie, KS**

66064

This Title Search Report is NOT a commitment to insure and is not to be construed as an Abstract of Title or Title Opinion. It has been issued as a Report as to the status of title for the specific benefit of **City of Osawatomie**, and as such should not be relied upon by any other party for any Real Estate Transaction. Any and all loss or damage that may occur by reason of any errors and omissions in this Company's Report is limited to \$1,000.00 or the fee received for the preparation and issuance of this report, whichever is less.

1. **Fee Simple** interest in the Land described in this Report is owned, at the Report Effective Date, by

Copperstone Enterprises, LLC, a limited liability company

2. The Land referred to in this Report is described as follows:

Lots 6 and 7, Block 8, Caffery & Sheldon's Addition to the City of Osawatomie, Miami

County, Kansas.

3. The following Real Estate Taxes, Easements, Restrictions, Judgments, Pending Suits, Mechanic Liens, State Tax Liens, Federal Tax Liens, Mortgage and other liens and encumbrances are recorded in the local public records. No search of the oil, gas or other mineral title has been made, and any matters incident to or growing out of the mineral estate are not included in this Report, including but not limited to conveyances, reservations, or oil and gas leases.

Any questions regarding this report should be directed to: **Connor McDonald**
Phone: **913-557-2694**, Email: **cmcdonald@security1st.com**

1. **General taxes and special assessments for the fiscal year 2015 in the amount of \$420.84, DELINQUENT; plus applicable interest and penalties.**

General taxes and special assessments for the fiscal year 2016 in the amount of \$436.04, DELINQUENT; plus applicable interest and penalties.

General taxes and special assessments for the fiscal year 2017 in the amount of \$438.38, DELINQUENT; plus applicable interest and penalties.

General taxes and special assessments for the fiscal year 2018 in the amount of \$627.14, DELINQUENT; plus applicable interest and penalties.

General taxes and special assessments for the fiscal year 2019 in the amount of \$417.16, DELINQUENT; plus applicable interest and penalties.

General taxes and special assessments for the fiscal year 2020 in the amount of \$221.62, DELINQUENT; plus applicable interest and penalties.

General taxes and special assessments for the fiscal year 2021 in the amount of \$235.64, DELINQUENT; plus applicable interest and penalties.

Property ID # [1721004025003000](#)

It is noted for informational purposes only that the tax rolls reflect a common address of: 1013 Chestnut, Osawatomie, KS 66064

2. Easements, restrictions, setback lines or servitudes, if any, reflected on the plat of Caffery and Sheldon's Addition to the City of Osawatomie, Miami County, Kansas, filed as [Plat Book D, Page 11](#).
3. Personal Property Tax Warrant, filed by County Treasurer's Office of Miami County, Kansas, against William G. Smith and Merle Jean Smith, on October 7, 2015, in [Case No. 2015-PT-000174](#).
4. Personal Property Tax Warrant, filed by County Treasurer's Office of Miami County, Kansas, against William G. Smith and Merle Jean Smith Living Trust, on October 7, 2015, in [Case No. 2015-PT-000175](#).
5. Personal Property Tax Warrant, filed by County Treasurer's Office of Miami County, Kansas, against Copperstone Enterprises, LLC, on October 4, 2019, in [Case No. 2019-PT-000051](#). Any questions regarding this report should be directed to: Connor McDonald
Phone: 913-557-2694, Email: cmcdonald@security1st.com
6. Personal Property Tax Warrant, filed by County Treasurer's Office of Miami County, Kansas, against Copperstone Enterprises, LLC, on October 5, 2020, in [Case No. 2020-PT-000069](#).
7. Personal Property Tax Warrant, filed by County Treasurer's Office of Miami County, Kansas, against Copperstone Enterprises, LLC, on October 12, 2021, in [Case No. MI-2021-PT-000046](#).
8. Personal Property Tax Warrant, filed by County Treasurer's Office of Miami County, Kansas, against Copperstone Enterprises, LLC, on October 12, 2021, in [Case No. MI-2021-PT-000047](#).

9. **NOTE: Our search of the public records does not disclose a mortgage on the property.**

FOR INFORMATION ONLY - 24 MONTH CHAIN OF TITLE:

Deed Type: QuitClaim Deed

**Grantor(s): Smith Living
Trust dated July 09, 1998**

**Grantee(s): Copperstone Enterprises, LLC, a
limited liability company Recorded Date:
November 9, 2016**

Recorded As: [Book 2016, Page 05440](#)

Dated: **July 22, 2022, at 7:30 a.m.**

SECURITY 1ST TITLE



By: _____