

**MARYSVILLE OFFICE**  
1114 Broadway  
PO Box 468  
Marysville KS 66508



**SENECA OFFICE**  
520 Main St  
PO Box 3  
Seneca KS 66538

## **For informational purposes only**

### **Research Performed on October 17, 2022**

**Current Owner:** True Fabulous Five, L.L.C., a Nebraska Limited Liability Company

**Real Estate:** SEE 'EXHIBIT A'.

**Open Mortgages:** No open mortgages on the property.

**Taxes:** Taxes for the year 2022 are not yet due and payable.

Taxes for the year 2021 regarding the South Half of the Southwest Quarter of Section 11, Township 1, Range 6 (Less Tract) in the amount of \$1,291.00 are paid in full. Taxes for the year 2020 and all prior years are paid in full.

Taxes for the year 2021 regarding Lots 5 and 6, being the North Half of the Northwest Quarter of Section 14, Township 1, Range 6, and the North 46.05 acres of Lots 3 and 4, being the South Half of the Northwest Quarter of Section 14, Township 1, Range 6 (Less Tract) in the amount of \$1,859.05 are paid in full. Taxes for the year 2020 and all prior years are paid in full.

**Exceptions to the Property:** Right of Way to Marshall County, Kansas as filed for record on September 2, 1939, at 10:00 A.M., in Book 232 at Page 495 in the Office of the Register of Deeds, Marshall County, Kansas.

Right of Way to The Nemaha – Marshall Electric Cooperative Association, Inc., a corporation as filed for record on August 28, 1940, at 1:30 P.M., in Book 239 at Page 34 in the Office of the Register of Deeds, Marshall County, Kansas.

Right of Way to Washington County Rural Water District No. 1 as filed for record on December 24, 1974, at 10:00 A.M., in Book 305 at Page 216 in the Office of the Register of Deeds, Marshall County, Kansas.

Survey of Section 14, Township 1 South, Range 6 East of the Sixth Principal Meridian, Marshall County, Kansas as filed for record on August 23, 1996, at 4:15 P.M., in Book K-6 at Page 28 in the Office of the Register of Deeds, Marshall County, Kansas.

There are no Judgments or Claims filed in the Office of the District Court, Marshall County, Kansas that attach to this Real Estate.

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**Pony Express Title, LLC**  
**Specializing in YOUR Transaction**

SENECA OFFICE

520 Main St  
PO Box 3  
Seneca KS 66538

Phone: 785-619-6739 Fax: 785-562-5348 Email: sami@ponyexpresstitle.com

Samantha Crouse

**'EXHIBIT A'**

The South Half of the Southwest Quarter ( $S\frac{1}{2}SW\frac{1}{4}$ ) in Section Eleven (11) and Lots Five (5) and Six (6) being the North Half of the Northwest Quarter ( $N\frac{1}{2}NW\frac{1}{4}$ ) of Section Fourteen (14) and the North 46.05 acres of Lots Three (3) and Four (4) being the South Half of the Northwest Quarter ( $S\frac{1}{2}NW\frac{1}{4}$ ) of said Section Fourteen (14), all in Township One (1) South, Range Six (6) East of the 6<sup>th</sup> P.M., Marshall County **LESS**

40 acres of Section Eleven (11) and Section Fourteen (14), described as follows: Commencing at the Northeast corner of said South Half of the Southwest Quarter ( $S\frac{1}{2}SW\frac{1}{4}$ ) of Section Eleven (11), then running West of the North line of said South Half of the Southwest Quarter ( $S\frac{1}{2}SW\frac{1}{4}$ ) 530.6 feet, thence due South 3283.5 feet, thence East 530.6 feet, to the East line of the Northwest Quarter of said Section Fourteen (14), thence North 3283.5 feet to the point of beginning, all of said real estate in Township One (1) South, Range Six (6) East of the 6<sup>th</sup> P.M., Marshall County, Kansas; **AND LESS**

A tract of land in the Northwest Quarter (NW/4) of Section 14, Township 1 South, Range 6 East of the 6<sup>th</sup> P.M., in Marshall County, Kansas, more particularly described as follows: Starting at the Northwest Corner of Section 14, Township 1 South, Range 6 East, Marshall County, Kansas; Thence South (AZ 180°0') along the West Line of said Section 14 for 1091.23 feet to the Point of Beginning; Thence East (AZ 87°0') for 763.26 feet; Thence North (AZ 358°30') for 665.00 feet; Thence East (AZ 90°0') for 564.00 feet; Thence South-southwesterly (AZ 193°0') for 260.00 feet; Thence South (AZ 180°0') for 250.00 feet; Thence South-southwesterly (AZ 200°0') for 110.00 feet; Thence Southwesterly (AZ 220°0') for 100.00 feet; Thence West (AZ 267°0') for 1150.00 feet to the West Line of said Section 14; Thence North (AZ 0°0') along the West Line of said Section 14 for 38.77 feet to the Point of Beginning.