



**For informational purposes only**

**Current Owner:** Nick W. Keller and Jennifer B. Keller

**Real Estate:** See Exhibit A

**Open Mortgages:** Mortgage executed by Nick W. Keller and Jennifer B. Keller in favor of Citizens State Bank of Marysville, in the amount of \$300,000.000 recorded December 16, 2015.

**Taxes:** Total 2019 Real Estate Taxes are \$2,214.00; 1<sup>st</sup> half of \$1,107.00 has been paid 2<sup>nd</sup> Half of \$1,107.00 is due and payable, all prior taxes have been paid in full

**Exceptions to the Property:**

Right of way Easement in favor of Rural Water District No. 3, Marshall County, Kansas, ISAOA, recorded July 17, 1978, Book 315 Page 496.

Option for Easement and Right of way in favor of Rural Water District No. 3, Marshall County, Kansas, recorded July 15, 1997, in Book 387 Page 295.

Perpetual Easement and Right of way in favor of Rural Water District No. 3, Marshall County, Kansas, recorded April 5, 2000, in Book 402 Page 592.

Survey of tract in SW ¼ 15-3-8 recorded October 17, 2008, in Survey Book M Page 246.

Survey of tract in SW ¼ 15-3-8 recorded January 26, 2018 in Survey Book N Page 383.

## Exhibit "A"

The Southwest Quarter of Section 15, Township 3 South, Range 8 East of the 6<sup>th</sup> P.M., Marshall County Kansas

LESS A tract of land in the Southwest Quarter of Section 15, Township 3 South, Range 8 East of the 6<sup>th</sup> P.M. in Marshall County Kansas and being more fully described as follows: STARTING at the Northwest Corner of the SW/4 of said Section 15; THENCE South (Az 180° 00' 00") along the West line of said SW/4 of said Section 15 for 875.57 feet to the POINT OF BEGINNING, said point being marked with a ½" x 30" rebar with plastic cap (w/PC); THENCE continuing South (Az 180° 00' 00") along the West line of said SW/4 for 61.66 feet to a ½" x 30" rebar w/ PC; THENCE Easterly (Az 93° 44' 29") through a ½" x 30" rebar w/PC at 30.06 feet, for 661.11 feet to a ½" x 30" rebar w/ PC; THENCE Southerly (Az 184° 13' 55") for 238.34 feet to a ½" x 30" rebar w/PC; THENCE Easterly (Az 94° 13' 55") for 243.57 feet to a ½" x 30" rebar w/ PC; THENCE Northerly (Az 4° 13' 55") for 689.74 feet to a ½" x 30" rebar w/ PC; Thence Westerly (Az 274° 13' 55") for 243.57 feet to a ½" x 30" rebar w/PC; THENCE Southerly (Az 184° 13' 55") for 398.26 feet to a ½" x 30" rebar w/PC; THENCE Westerly (Az 274° 27' 47"), through a ½" x 30" rebar w/PC at 635.55 feet, for 665.64 feet to the POINT OF BEGINNING. Containing 4.73 acres more or less, of which 0.04 acres is reserved for public road right-of-way.

FURTHER LESS A tract of land in the Southwest Quarter (SW/4) of Section 15, Township 3 South, Range 8 East, of the 6<sup>th</sup> P.M., in Marshall County, Kansas, being more fully described as follows: COMMENCING at the Northwest (NW) corner of said SW/4, point being marked with a 1/2" iron pin (IP) with aluminum cap (w/AC); THENCE South 00°00'00" East along the West Line of said SW/4 for 937.23 feet to a 1/2" IP with plastic cap (w/PC), said point being the Westerly most Southwest (SW) corner of a 4.73 acre tract; THENCE Continuing South 00°00'00" East along said West Line for 621.00 feet to a 1/2" x 30" rebar w/PC; THENCE South 87°47'38" East for 255.67 feet to a 1/2" x 30" rebar w/PC; THENCE North 86°58'11" East for 329.32 feet to a 1/2" x 30" rebar w/PC; THENCE South 61°31'15" East for 143.98 feet to a 1/2" x 30" rebar w/PC; THENCE South 46°53'32" East for 127.27 feet to a 1/2" x 30" rebar w/PC; THENCE North 84°04'39" East for 120.67 feet to a 1/2" x 30" rebar w/PC; THENCE South 70°07'15" East for 107.77 feet to a 1/2" x 30" rebar w/PC; THENCE South 88°15'12" East for 214.77 feet to a 1/2" x 30" rebar w/PC; THENCE South 71°50'46" East for 91.57 feet to a 1/2" x 30" rebar w/PC; THENCE South 45°55'13" East for 58.03 feet to a 1/2" x 30" rebar w/PC; THENCE North 89°57'37" East for 358.00 feet to a 1/2" x 30" rebar w/PC in the Centerline of a dry creek; THENCE along the Centerline of said creek for the following nine courses, with each corner having a 1/2" x 30" rebar w/PC: North 05°14'42" West for 99.82 feet; THENCE North 36°01'24" East for 33.25 feet; THENCE North 31°12'48" West for 124.14 feet; THENCE North 45°06'48" East for 111.29 feet; THENCE North 18°59'43" West for 145.29 feet; THENCE North 00°19'00" East for 100.29 feet; THENCE North 12°48'33" West for 79.19 feet; THENCE North 02°57'01" East for 173.62 feet; THENCE North 01°27'08"

West for 177.98 feet to a Mag Nail in the Top of a CMP; THENCE South 83°24'35" West for 185.19 feet to a 1/2" x 30" rebar w/PC; THENCE North 11°01'20" West for 21.00 feet to a 1/2" x 30" rebar w/PC; THENCE North 36°57'39" West for 72.39 feet to a 1/2" x 30" rebar w/PC; THENCE North 44°53'09" West for 142.87 feet to a 1/2" x 30" rebar w/PC; THENCE North 61°59'38" East for 106.14 feet to a 1/2" x 30" rebar w/PC; THENCE North 66°57'18" West for 149.78 feet to a 1/2" x 30" rebar w/PC; THENCE North 63°42'09" West for 151.57 feet to a 1/2" x 30" rebar w/PC; THENCE South 79°02'24" West for 121.53 feet to a 1/2" x 30" rebar w/PC; THENCE South 85°58'23" West for 179.45 feet to a 1/2" IP w/PC at the Northwest (NW) corner of said 4.73 acre tract; THENCE South 85°46'05" East along the North line of said tract for 243.57 feet to a 1/2" IP w/PC at the Northeast (NE) corner of said tract; THENCE South 04°13'55" West along the East line of said tract for 689.74 feet to a 1/2" IP w/PC at the Southeast (SE) corner of said tract; THENCE North 85°46'05" West along the Southerly most South line of said tract for 243.57 feet to a 1/2" IP w/PC; THENCE North 04°13'55" East along a West line of said tract for 238.34 feet to a 1/2" IP w/PC; THENCE North 86°15'31" West along a South line of said tract for 661.11 feet to the POINT OF BEGINNING. Containing 31.71 acres more or less.