

**MARYSVILLE OFFICE**  
1114 Broadway  
P.O. Box 468  
Marysville, KS 66508



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

**SENECA OFFICE**  
713 Main Street  
P.O. Box 3  
Seneca, KS 66538

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

**For informational purposes only**

**Research Performed on June 1, 2023.**

**Current Owner:** Martha Brenneis, Larry Brenneis, and Lavina Smith

**Real Estate:** See Exhibit "A" attached

**Taxes:** Taxes for the year 2023 are not yet due and payable.

TOTAL Taxes for the year 2022 in the amount of \$2,707.02 are paid in full. Taxes for the year 2021 and all prior years are paid in full. **Further accurate tax amounts will not be available from the Washington County Treasurer until the split of Auction Tracts 1 & 2 goes into effect in the Washington County Courthouse.**

**Exceptions to the Property:** Oil and Gas Lease to J. Fred Hambright as filed for record on October 24, 1983 at 10:30 A.M., in Book 174 at Page 72 in the Office of the Register of Deeds, Washington County, Kansas.

Oil and Gas Lease to J. Fred Hambright as filed for record on October 24, 1983 at 10:30 A.M., in Book 174 at Page 76 in the Office of the Register of Deeds, Washington County, Kansas.

Warranty Deed to St. Joseph and Grand Island Railway Company, a Corporation of the State of Kansas on November 22, 1917 at 8:00 A.M., in Book 87 at Page 663 in the Office of the Register of Deeds, Washington County, Kansas.

Warranty Deed to The St. Joseph and Grand Island Railway Company, a Kansas corporation, its successors and assigns on August 16, 1999 at 3:30 P.M., in Book 217 at Page 168 in the Office of the Register of Deeds, Washington County, Kansas.

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Ordinance No. 30, City of Hollenberg, Washington County, Kansas as filed for record on March 31, 1987 at 12:15 P.M., in Ordinance File in the Office of the Register of Deeds, Washington County, Kansas.

Petition and Order of Incorporation to the Board of County Commissioners of Washington County, Kansas as filed for record on October 10, 1989 at 4:15 P.M., in Book 192 at Page 575 in the Office of the Register of Deeds, Washington County, Kansas.

Roadway Easement to the County of Washington, a political body of the State of Kansas as filed for record on September 23, 2002 at 2:05 P.M., in Book 224 at Page 317 in the Office of the Register of Deeds, Washington County, Kansas.

Easement and Right of Way to Transcanada Keystone Pipeline, LP., a Limited Partnership, its successors and assigns as filed for record on May 22, 2009 at 2:15 P.M., in Book 239 at Page 338 in the Office of the Register of Deeds, Washington County, Kansas.

Survey of Section 9, Township 1 South, Range 4 East of the 6<sup>th</sup> P.M., Washington County, Kansas as filed for record on March 29, 2000 at 11:30 A.M., in Book D at Page 308 in the Office of the Register of Deeds, Washington County, Kansas.

Samantha Crouse

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**Exhibit "A"**

A tract of land in the North Half of the Southwest Quarter (N 1/2 of the SW 1/4) and the Northwest Quarter (NW 1/4) of Section 16, the West Half of the Southwest Quarter (W 1/2 of the SW 1/4) of Section 9 and the East Half (E 1/2) of Section 8, all in Township 1 South, Range 4 East, of the 6th P.M., in Washington County, Kansas, prepared by Clint J. Friedrichs, PLS #1709 on June 21, 2023, being more particularly described as follows:

BEGINNING at the Southeast (SE) corner of the NW 1/4 of said Section 16;  
THENCE North 89°05'09" West along the south line of the Northwest Quarter (NW 1/4) of said Section 16 for a distance of 659.75 feet to the corner of a tract referred to as "Outlot 9";  
THENCE North 01°19'33" West along the boundary of said "Outlot 9" for a distance of 528.00 feet;  
THENCE South 79°24'25" West along the boundary of said "Outlot 9" for a distance of 660.00 feet to the east line of the Northwest Quarter (NW 1/4) of the NW 1/4 of said Section 16;  
THENCE North 00°09'08" West along the east line of the NW 1/4 of the NW 1/4 of said Section 16 for a distance of 772.99 feet to the south line of the north 10 rods of the Southeast Quarter (SE 1/4) of the NW 1/4 of said Section 16;  
THENCE South 89°56'18" East along the south south line of the north 10 rods of the SE 1/4 of the NW 1/4 of said Section 16 for a distance of 623.82 feet to the west Railroad Right-of-Way (R/W) line;  
THENCE along said west Railroad R/W line for the following three (3) courses:  
THENCE North 28°42'32" West for a distance of 4036.32 feet;  
THENCE along a spiral curve to the left for 433 feet to a point 221.67 feet south and 182.98 feet west of the Northeast (NE) corner of the Southeast Quarter (SE 1/4) of said Section 8;  
THENCE North 32°10'47" West for a distance of 264.23 feet to the north line of the SE 1/4 of said Section 8;  
THENCE North 89°12'14" West along the north line of the SE 1/4 of said Section 8 for a distance of 104.35 feet;  
THENCE North 03°30'05" West for a distance of 173.49 feet to the south R/W line of Hollenberg Avenue;

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THENCE along the south R/W line of said Hollenberg Avenue for the following two (2) courses:

THENCE North 89°46'32" West for a distance of 501.02 feet;

THENCE South 86°48'35" West for a distance of 1193.89 feet;

THENCE South 00°47'46" West for a distance of 85.00 feet to the north line of the SE 1/4 of said Section 8;

THENCE South 89°12'14" East along the north line of the SE 1/4 of said Section 8 for a distance of 129.41 feet;

THENCE South 57°39'16" East for a distance of 653.40 feet;

THENCE South 34°14'37" East for a distance of 211.07 feet;

THENCE South 38°00'44" East for a distance of 1150.00 feet to the centerline of the Little Blue River;

THENCE along the centerline of said Little Blue River for the following twenty seven (27) courses:

THENCE North 89°13'45" East for a distance of 235.00 feet;

THENCE North 80°32'11" East for a distance of 175.00 feet;

THENCE South 80°13'33" East for a distance of 228.00 feet;

THENCE South 66°33'13" East for a distance of 465.00 feet;

THENCE South 47°26'31" East for a distance of 200.00 feet;

THENCE South 25°20'26" East for a distance of 500.00 feet;

THENCE South 11°08'57" West for a distance of 112.00 feet;

THENCE South 49°04'31" West for a distance of 160.00 feet;

THENCE South 37°11'31" West for a distance of 450.00 feet;

THENCE South 46°37'52" West for a distance of 378.00 feet;

THENCE South 20°55'55" West for a distance of 145.00 feet;

THENCE South 02°16'58" West for a distance of 185.00 feet;

THENCE South 03°37'29" East for a distance of 185.00 feet;

THENCE South 11°54'18" East for a distance of 275.00 feet;

THENCE South 21°21'16" East for a distance of 250.00 feet;

THENCE South 37°17'42" East for a distance of 235.00 feet;

THENCE South 29°24'31" East for a distance of 120.00 feet;

THENCE South 17°26'48" East for a distance of 360.00 feet;

THENCE South 13°34'48" East for a distance of 638.00 feet;

THENCE South 15°47'30" East for a distance of 285.00 feet;

THENCE South 27°43'29" East for a distance of 250.00 feet;

THENCE South 46°31'56" East for a distance of 242.00 feet;

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THENCE South 59°04'59" East for a distance of 224.00 feet;  
THENCE South 65°23'59" East for a distance of 260.00 feet;  
THENCE South 50°46'45" East for a distance of 250.00 feet;  
THENCE South 63°23'06" East for a distance of 262.00 feet;  
THENCE South 84°50'49" East for a distance of 155.00 feet to the northwest boundary of tract referred to as "Outlot 12";  
THENCE North 49°30'25" East along the northwest boundary of said "Outlot 12" for a distance of 831.46 feet to the east line of the NE 1/4 of the SW 1/4 of said Section 16;  
THENCE North 00°25'02" West along the east line of the NE 1/4 of the SW 1/4 of said Section 16 for a distance of 588.87 feet to the POINT OF BEIGNNING;  
Containing 169.12 acres more or less. Subject to all easements, restrictions and right-of-way both visible and of record.  
(The basis of bearings for said description are based on the Kansas Regional Coordinate System Zone-07.) AND

A tract of land in the Northeast Quarter (NE 1/4) of Section 8, Township 1 South, Range 4 East, of the 6th P.M., in Washington County, Kansas, prepared by Clint J. Friedrichs, PLS #1709 on June 21, 2023, being more particularly described as follows:  
COMMENCING at the Southeast (SE) corner of said NE 1/4;  
THENCE North 89°12'14" West along the south line of said NE 1/4 for a distance of 298.46 feet to the POINT OF BEGINNING, point being on the west Railroad Right-of-Way (R/W);  
THENCE continuing North 89°12'14" West along said south line for a distance of 128.19 feet;  
THENCE North 03°30'05" West for a distance of 173.49 feet to the south R/W line of Hollenberg Avenue;  
THENCE South 89°46'32" East for along said south R/W a distance of 28.76 feet to said west Railroad R/W;  
THENCE South 32°10'47" East along said west Railroad R/W for a distance of 206.57 feet to the POINT OF BEIGNNING;  
Containing 0.31 acres more or less. Subject to all easements, restrictions and right-of-way both visible and of record.  
(The basis of bearings for said description are based on the Kansas Regional Coordinate System Zone-07.)