

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 \$1,958.92 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 151 at Page 951 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.

Warranty Deed to The St. Joseph and Grand Island Railway Company, a Kansas corporation, its successors and assigns on August 30 1999 at 4:00 P.M., in Book 217 at Page 217 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.

Survey of Section 9, Township 1 South, Range 4 East of the 6th 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 Southwest Quarter (SW 1/4) and the West Half of the Northwest Quarter (W 1/2 of the NW 1/4) of Section 16, and in the Southwest Quarter of the Southwest Quarter (SW 1/4 of the SW 1/4) of Section 9, 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 Southwest (SW) corner of said Section 16;

THENCE North 00°36'57" West along the west line of the SW 1/4 of the SW 1/4 of said Section 16 for a distance of 1314.40 feet to the Northwest (NW) corner of the SW 1/4 of the SW 1/4 of said Section 16;

THENCE North 00°03'38" West along the west line of the NW 1/4 of the SW 1/4 of said Section 16 for a distance of 1314.40 feet to the NW corner of the SW 1/4 of said Section 16;

THENCE North 00°24'51" West along the west line of the NW 1/4 of said Section 16 for a distance of 2628.78 feet to the Northwest (NW) corner of said Section 16, also being the SW corner of said Section 9;

THENCE North 00°22'32" West along the west line of the SW 1/4 of the SW 1/4 of said Section 9 for a distance of 1242.00 feet to the centerline of the Little Blue River;

THENCE along the centerline of said Little Blue River for the following twenty four (24) courses:

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;



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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;
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 South 49°30'25" West along the northwest boundary of said "Outlot 12" for a distance of 268.00 feet to the south line of the Northeast Quarter (NE 1/4) of the SW 1/4 of said Section 16;
THENCE North 89°10'50" West along the south line of the NE 1/4 of the SW 1/4 of said Section 16 for a distance of 458.60 feet to the southwest corner of the NE 1/4 of the SW 1/4 of said Section 16;
THENCE South 00°31'03" West along the east line of the SW 1/4 of the SW 1/4 of said Section 16 for a distance of 1311.96 feet to the Southeast (SE) corner of the SW 1/4 of the SW 1/4 of said Section 16;
THENCE North 89°04'00" West along the south line of the SW 1/4 of said Section 16 for a distance of 1321.57 feet to the POINT OF BEIGNNING;
Containing 109.26 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.)