

MARYSVILLE OFFICE

1114 Broadway
P.O. Box 468
Marysville, KS 66508



SENECA OFFICE

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

For informational purposes only

Research Performed: March 31, 2025

Current Owner: The Donna J. Rottinghaus Trust dated August 13, 2008

Real Estate:

The Southeast Quarter of Section 35, Township 2 South, Range 7 East of the 6th P.M., Marshall County, Kansas;

LESS all that portion of the Southeast Quarter of Section 35 lying West of the Center of the Township Road; AND

LESS a tract of land located in the South Half of the southeast Quarter of Section 35 being further described as follows: Beginning at a point where the East right-of-way line of the Township Road intersects the South line of the Southeast Quarter, thence North along the right-of-way to a point which is marked by a cedar tree, said tree being 831 feet, more or less, North of the electric power pole near the point of beginning, thence East to the East line of the Southeast Quarter, thence South to the Southeast corner of the Southwest Quarter, thence West to the point of beginning; AND

LESS beginning at a point 1810.50 feet South and 1878 feet West of the Northeast corner of the Southeast Quarter of Section 35, Township 2 South, Range 7 East of the 6th P.M., Marshall County, Kansas, thence East for 1878 feet to the East line of the Southeast Quarter of said Section 35; thence North for 1810.50 feet along the East line of the Southeast Quarter of said Section 35 to the Northeast corner of the Southeast Quarter of said Section 35; thence West for 350 feet; thence South for 650 feet; thence West for 1125 feet; thence southwesterly for 1200 feet to the point of beginning, containing 50 acres, more or less.

Open Mortgages:

Real Estate Mortgage, in favor of First Commerce Bank, Marysville, Kansas, as recorded on March 12, 2007, in Book 440 at Page 209 in the office of the Register of Deeds, Marshall County, Kansas; AND

Real Estate Mortgage, in favor of First Commerce Bank, Marysville, Kansas, as recorded on October 29, 2012, in Book 448 at Page 206 in the office of the Register of Deeds, Marshall County, Kansas.

Taxes:

Taxes for the year 2025 are not yet due and payable.

Taxes for the first half of year 2024 in the amount of \$818.56 are paid; taxes for the second half of year 2024 in the amount of \$818.56 are due and payable by May 10, 2025.

Taxes for the year 2023 and all prior years are paid in full.

Exceptions to the Property:

Contract for Easement to The Kansas Pipe Line & Gas Company, a Kansas corporation, as set forth in the instrument recorded November 26, 1930, at 8:00 AM in Book 216 at Page 501, in the office of the Register of Deeds of Marshall County, Kansas, and as assigned.

Pipeline Right-of-Way easement to The Globe Oil & Refining Company as set forth in the instrument recorded June 12, 1941, at 8:00 AM in Book 242 at Page 566 in the office of the Register of Deeds of Marshall County, Kansas, and as assigned.

Right-of-Way easement to Rural Water District No. 2, as set forth in the instrument recorded January 6, 1967, at 1:00 PM in Book 287 at Page 44 in the office of the Register of Deeds of Marshall County, Kansas..

Right-of-Way for Utility Easement to City of Marysville, Marshall County, Kansas, as set forth in the instrument recorded November 16, 1989, at 3:00 PM in Book 352 at Page 257 in the office of the Register of Deeds of Marshall County, Kansas.

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Survey as set forth in the instrument recorded September 4, 2003, at 1:23 PM in Survey Book L at Page 112 in the office of the Register of Deeds of Marshall County, Kansas.

Ordinance No. 1678 as filed for record on January 25, 2006, at 2:58 PM, in Book 434 at Page 145 in the Office of the Register of Deeds, Marshall County, Kansas.

Easements, Building and Setback lines, and all General Notes as shown on the final plat of Keystone Addition #1, City of Marysville, Marshall County, Kansas, as filed for record on March 23, 2006, at 3:32 PM in Book 2N at Page 59 in the Office of the Register of Deeds, Marshall County, Kansas.

Temporary Easement of Ingress and Egress to the owners, their successors and assigns, of Lots 106-114 and Lots 129-132 of Keystone Addition (Phase 1) to the City of Marysville, Marshall County, Kansas, as set forth in the instrument recorded March 15, 2007, at 2:52 PM in Book 440 at Page 270 in the office of the Register of Deeds of Marshall County, Kansas.

Agreement as set forth in the instrument recorded August 24, 2007, at 2:23 PM in Book 442 at Page 994 in the office of the Register of Deeds of Marshall County, Kansas.