

**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 12, 2025

**Current Owner:**

Tracts 1, 2, and 3: Lynn C. Griswold, Sylvia J. Darrow, David Eckes, Christopher Eckes, and Brian Eckes

**Real Estate:**

Tract 1: The West Half of the Southeast Quarter of Section 12, Township 2 South, Range 7 East of the 6<sup>th</sup> P.M., Marshall County, Kansas; and The Southwest Quarter of the Northeast Quarter of Section 12, Township 2 South, Range 7 East of the 6<sup>th</sup> P.M., Marshall County, Kansas.

Tract 2: The Southwest Quarter of Section 12, Township 2 South, Range 7 East of the 6<sup>th</sup> P.M., Marshall County, Kansas, LESS a tract of land in the Southwest Quarter of the Southwest Quarter of Section 12, Township 2 South, Range 7 East of the 6<sup>th</sup> P.M., Marshall County, Kansas, being more fully described as follows: STARTING at the Southwest corner of said Section 12; THENCE North 90°00'00" East along the South line of the Southwest Quarter of said Section 12 for 763.05 feet to the POINT OF BEGINNING, said point being marked by a 1/2"x30" rebar with plastic cap (w/PC); THENCE continuing North 90°00'00" East along said south line for 244.00 feet to a 1/2"x30" rebar w/PC; THENCE North 20°20'28" East through a 1/2"x30" rebar w/PC at 32.00 feet for 620.00 feet to a 1/2"x30" rebar w/PC; THENCE North 86°18'06" West for 437.89 feet to a 1/2"x30" rebar w/PC; THENCE South 02°07'03" West through a 1/2"x30" rebar w/PC at 579.98 feet for 610.00 feet to the POINT OF BEGINNING (containing 4.69 acres more or less of which 0.18 acres is reserve for public road right-of-way).

Tract 3: The North Half of the Southeast Quarter of Section 11, Township 2 South, Range 7 East of the 6<sup>th</sup> P.M., Marshall County, Kansas.

**Open Mortgages:**

Tracts 1, 2, and 3: none.

**Taxes:**

Tracts 1 and 2: Taxes for the year 2024 in the amount of \$5,568.76 are paid in full (includes additional land). Taxes for the year 2025 are not yet due and payable. Taxes for the year 2023 and all prior years are paid in full.

Tract 3: Taxes for the year 2024 in the amount of \$1,471.16 are unpaid. Taxes for the year 2025 are not yet due and payable. Taxes for the year 2023 and all prior years are paid in full.

**Exceptions to the Property:**

Tract 1: Right of Way Easement Record granted to The Nemaha-Marshall Electric Cooperative Association, Inc., its successors or assigns, as recorded on August 28, 1940, at 1:30 PM in Book 239 at Page 211 in the office of the Register of Deeds, Marshall County, Kansas.

Tract 2: Right of Way Easement Agreement granted to the Southwestern Bell Telephone Company, its associated and allied companies, their respective successors, assigns, lessees, and agents, as recorded on December 12, 1977, in Book 313 at Page 158 in the office of the Register of Deeds, Marshall County, Kansas; and

Plat of Survey (4.69 acre tract) as recorded on May 10, 2015, at 2:12 PM in Survey Book N at Page 323 in the office of the Register of Deeds, Marshall County, Kansas.

Tract 3: none.

**Court Cases or Judgments filed in the Marshall County District Court attaching to this property:**

Tracts 1, 2, and 3: none.