

OBITUARIES

Marjorie Marilyn Edwards February 16, 1935 – February 11, 2025

Marjorie Marilyn Edwards, nee Gaddis, 89, formerly of Beloit, passed away February 11, 2025, in Virginia Beach, Virginia. Born on February 16, 1935, in Beloit, Kansas, to Elmer and Marjorie Gaddis, Marilyn grew up on a farm as the youngest of four sisters and graduated from Beloit High School in 1952. Serving as a Navy wife for 16 years, she lived in Kansas, Maine, New Jersey, Rhode Island and Florida. Though she resided in Orange Park, Florida, for more than 50 years, from 1970 to 2022, her rural upbringing on a farm had a long-lasting impact on her world view.



In high school, she picked-up accounting skills that enabled her to succeed in several jobs. Her husband's Navy deployments resulted in a seven year challenge of full-time, single-motherhood to two children while simultaneously working full time. She embraced additional parenting tasks such as Cub Scout and Brownie leader, earning her a key to the city of Key West for her contributions to the community.

Through her adult life, she kept the books for small businesses, worked for a large insurance firm and as a federal civil servant. After retiring from the government, she worked part time at a retail store and a tax preparation firm. She enjoyed the social interaction that work provided. In retirement, she especially enjoyed working at Christopher & Banks and spent most of her income buying nice clothing for family and friends. Having grown up with homemade and hand-sewn clothing, she had a very sharp eye for fashion. Not one to let grass grow under her feet, she was an Orange Park Mall walker and fully enjoyed fellowship and coffee with her fellow walkers through the age of 86.

Quick-witted with a knack for self-deprecating humor, she enjoyed "people watching" and regularly complimented others for their clothing or jewelry—even in her final weeks. She also had a keen intellect and passion for words and numbers, cracking the daily crossword until her mid-eighties and was formidable at Scrabble and Rummy.

One of her strongest passions was cooking meals for family gatherings. Everyone who came to Marilyn's home looked forward to dinner and waking up to the smell of bacon and eggs. During the holidays, she showered her family and friends with irresistible chocolate peanut clusters. While her specialty was Mid-western fare, she learned other dishes over the years, clipping recipes and maintaining a somewhat famous box of them on 3x5 cards. Her taco dinners were not to be missed.

Though suffering from dementia in her last decade, she maintained her appreciation for fashion, her sense of humor and her love for good food and family to the very end. When she longed for home, it was usually for her beloved Kansas home on the farm.

Marilyn was predeceased by her sisters, JoAnn Hansen and Audrey Jorgensen and longtime companion, Nick Sikes.

She is survived by her daughter, Kelley Gangwer (David) of Virginia Beach, VA; son, Chris King (Margaret) of Alexandria, VA; grandchildren, Chad Gangwer (Anne Douglas), Jason Gangwer, Sarah King and Lisa King; great-grandchildren, Elizabeth "Weesie" Gangwer and Halle Gangwer; sister, Maurita Mckee (Vernon) of Gainesville, FL.

The family would like to express special thanks to The Gardens of Virginia Beach for their care and kindness over the past two years. We will be eternally grateful to the many nurses and staff for their thoughtfulness and understanding.

Services will be held on February 21, 2025, at Jacksonville Memory Gardens in Orange Park, Florida. Family visitation will begin at 1 p.m. with the funeral following at 2 p.m. In lieu of flowers, memorial donations may be made to St. Giles Presbyterian Church, 116 Foxridge Road, Orange Park, FL.

LAND TRANSFERS

Administrator's Deed

-This indenture, made this 3rd day of February, 2025, by and between Elizabeth A Duggins, Administrator of the Estate of Kirby L Duggins, deceased, as Grantor, and Grantees Ashlyn Nicole Clark, a single person, and Cody Blake Mullins, a single person, as Joint Tenants and not as tenants in common with full rights of survivorship the whole estate to vest in the survivor in the event of the death of either. Grantor, acting under express powers granted by an Order from the Mitchell County District Court in the Matter of the Estate of Kirby L Duggins, deceased, sold the real estate hereinafter described in consideration of the sum of \$1.00 and other valuable consideration, the receipt of which is hereby acknowledged. Grantor by these presents sells and conveys unto Grantees as Joint Tenants and not as tenants in common with full rights of survivorship the whole estate to vest in the survivor in the event of the death of either, all right, title, and interest of Kirby L Duggins, deceased, discharged from liability for his debts, in and to all the following-described real estate, in County of Mitchell and State of Kansas, to-wit:

The N 50 ft of a tract commencing 406.56 ft S of the NE corner of the SW ¼ of the SE ¼ of Section 9, Township 7 S, Range 7 W of the 6th P.M., and 30 ft W of the center of Brooklyn Ave., City of Beloit, Kansas; thence running N along the W line of Brooklyn Ave. 127.56 ft, thence running W 169.98 ft, thence running S 127.56 ft; thence running E 169.98 ft to the point of beginning, subject to Brooklyn Ave.

To have and to hold the above granted premises, together with the appurtenances and hereditaments and every part thereof, unto the Grantees. In witness whereof, Grantor has executed this instrument this February 3, 2025.

General Warranty Deed

-This indenture, made and entered into this 6th day of February, 2025, by and between Owner/Grantor Jeffrey Scott Kerns, a married person, Johnson County, State of Kansas, and to Grantees of Johnson County, State of Kansas, Jeffrey S Kerns and Cheryl A Kerns, Trustees, or their successors in interest, of the Kerns Family Trust dated October 2, 2023, and any amendments thereto, witnesseth that said Grantor in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by Grantor, do by these presents, grant, bargain, sell, convey, and warrant to Grantees, all the following described real estate, situated in the County of Mitchell, State of Kansas, to-wit:

Lots 5 and 6, Block 6, Thompson Addition to the City of Hunter, Mitchell County, Kansas. Subject to all easements, reservations, restrictions, and covenants if any, now of record. To have and to hold the same, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining, forever. And said Grantor for Grantor's heirs, executors, or administrators, do hereby covenants, promise, and agree to and with Grantees that at the delivery of these presents, Grantors are lawfully seized in Grantor's own right of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above granted and described premises, with the appurtenances, that the same are free, clear, discharged, and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments, and encumbrances, of what nature or kind so ever except as hereinabove stated and except for all taxes and assessments, general or special, not now due and payable, and Grantor will warrant and forever defend the same unto Grantees, Grantees' heirs, successors, and assigns, against said Grantor, Grantor's heirs, successors and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same. In witness whereof, the Grantor has hereunto set his hands the day and year first above written.

Kansas Warranty Deed

-Grantors Wyatt Dickinson and Emily Dickinson, husband and wife, convey and warrant to Grantees Scott Lane Houtman and Sara Beth Houtman, husband and wife, as Joint Tenants and not as tenants in common, with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either, all of the following described real estate in Mitchell County, Kansas:

N ½ of Lot 8 and all of Lot 9, Block 10, W Beloit Addition, City of Beloit, Mitchell County, Kansas, for the sum of \$1.00 and other good and valuable considerations except and subject to: easements, restrictions, covenants, and reservations of record, if any. Dated February 6, 2025.

-Grantors Alvin Becker and Debra Becker, husband and wife, convey and warrant to Grantee Chrisman Land Company, LLC, a Kansas Limited Liability Company, all of the following described real estate in Mitchell County, Kansas:

A tract of land in the NW ¼ of the NW ¼ of Section 4, Township 7 S, Range 7 W of the 6th P.M., City of Beloit, Mitchell County, Kansas, for the sum of \$1.00 and other good and valuable considerations except and subject to: easements, restrictions, covenants, and reservations of record, if any. Dated February 10, 2025.

Quit Claim Deed- Joint Tenancy

-Harry B McGrath, Jr. and Barbara J McGrath, husband and wife, quit claim to Robert J Boeve and Stephanie A Boeve, husband and wife, as Joint Tenants and not as tenants in common, with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either, all of their right, title, and interest in the following described real estate in the County of Mitchell and the State of Kansas, to-wit:

Lots 15 and 16, Block 5, W Beloit Addition, City of Beloit, Mitchell County, Kansas, subject to all reservations, restrictions, easements, and rights-of-way, all of record, and subject to streets and alleys and all other visible easements, for \$1.00 and other valuable consideration. Dated February 4, 2025.

Quit Claim Deed

-Grantor Ross D Kamenik, a married person, for \$1.00 and other valuable consideration, conveys and grants to Grantee Shadow Crest Farm, LLC, an Ohio Limited Liability Company, the following real property in Mitchell County, Kansas:

The W ½ of the SW ¼ of Section 7, Township 9 S, Range 8 W of the 6th P.M., Mitchell County, Kansas. Property aka 00000 Round Springs, Beloit KS 67420.

And for \$1.00 and other valuable consideration, Brittney R Kamenik, spouse of Grantor, does hereby remise, release, and forever quitclaim unto the said Grantee, its successors, and assigns, all her right and expectancy of dower in the real estate described herein. Executed by Grantor and Grantor's Spouse, this 7th day of January, 2025.

-Alan Maish, a single person, Carol L Maish, nka Carol L Hewitt, a single person, and Alan Maish, Purported Trustee of the Hewitt Heritage Trust, dated July 1, 2022, and Carol L Maish, nka Carol L Hewitt, Trustee of the Hewitt Heritage Trust, dated July 1, 2022, quit claim to Carol L Hewitt, sole Trustee of the Hewitt Heritage Trust, dated July 1, 2022, all right, title, and interest in and to the following described real estate in Mitchell County, Kansas:

N ½ of the NW ¼ of Section 19, Township 8 S, Range 7 W of the 6th P.M., Mitchell County, Kansas. Consideration: Estate Planning, except and subject to: easements, restrictions, and reservations of record. Dated September 18, 2024.

Transfer on Death Deed

-Darcel K McPeak, a single person, as Owner, transfers on the death of the Owner to Darcel K McPeak, Trustee, and her successors in Trust, of The Darcel K McPeak Trust dated February 5, 2025, all her undivided interest in and to the following described real estate in Mitchell County, Kansas:

The E ½ of the SE ¼ of Section 5, Township 8 S, Range 9 W of the 6th P.M., Mitchell County, Kansas.

The W ½ of the NE ¼, the N ½ of the SE ¼, the N ½ of the NW ¼, and the NE ¼ of the SW ¼ in Section 26, Township 9 S, Range 9 W of the 6th P.M., Mitchell County, Kansas;

The NE ¼ of Section 9, Township 8 S, Range 9 W of the 6th P.M., Mitchell County, Kansas;

The S ½ of the NE ¼ and the SE ¼ of Section 16, Township 7 S, Range 9 W of the 6th P.M., Mitchell County, Kansas, except a tract of land in the SE ¼ of Section 116, Township 7 S, Range 9 W of the 6th P.M., containing 6.2 acres, inclusive of 0.2 acres of road right-of-way.

The SW ¼ of Section 35, Township 7 S, Range 9 W of the 6th P.M., Mitchell County, Kansas;

The SE ¼ of Section 1, Township 7 S, Range 10 W of the 6th P.M., Mitchell County, Kansas;

The SE ¼ of Section 14, Township 7 S, Range 10 W of the 6th P.M., Mitchell County, Kansas;

The E ½ of the NE ¼ and the NE ¼ of the SE ¼ of Section 32, Township 7 S, Range 9 W of the 6th P.M., Mitchell County, Kansas.

A tract beginning at a point 450 ft S and 30 ft W of the NE corner of the SE ¼ of the SE ¼ of Section 27, Township 6 S, Range 9 W of the 6th P.M., which is the point of beginning, thence W 150 ft, thence S 150 ft parallel with the E line of the SE ¼, thence E 150 ft to a point directly S of the point of beginning, thence N parallel with the E line of the SE ¼ of the SE ¼ to the point of beginning, all in Mitchell County, Kansas, except subject to easements and restrictions of record.

Tract 1: A tract of land in the SE ¼ of the SE ¼ of Section 27, Township 6 S, Range 9 W of the 6th P.M., Mitchell County, Kansas.

Tract 2: A tract of land in the SE ¼ of the SE ¼ of Section 27, Township 6 S, Range 9 W of the 6th P.M., Mitchell County, Kansas

Tract 3: A tract of land in the SE ¼ of the SE ¼ of Section 27, Township 6 S, Range 9 W of the 6th P.M., Mitchell County, Kansas

A tract of land in the SE ¼ of the SE ¼ of Section 27, Township 6 S, Range 9 W of the 6th P.M., Mitchell County, Kansas

Lot 3, Block 44, Original Townsite, Beloit, Mitchell County, Kansas.

Except and subject to any easements and restrictions of record. This Transfer on Death Deed is revocable. It does not transfer any ownership until the death of the Owner. It revokes all prior beneficiary designations by the Owner for this interest in real estate. Dated February 5, 2025.

Warranty Deed

-Know all men by these presents: That Grantor Rosemary Y Watson, an individual, for and in consideration of the sum of \$10.00 cash, in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain sell, and convey to Grantee Rosemary Watson, as Trustee of the Rosemary Watson Revocable Trust, dated December 18, 2024, all of her interest in the following described real property situated in Mitchell County, State of Kansas, of which Grantor received pursuant to the Journal Entry of Final Settlement in the District Court of Mitchell County, Kansas to-wit:

N ½ of SE ¼, Section 35, Township 7 S, Range 7 W of the 6th P.M., Mitchell County, Kansas.

NE ¼ of Section 15, Township 6 S, Range 10 W of the 6th P.M., Mitchell County, Kansas,

Subject to easements, rights of way, and restrictive covenants of record. Less and except all oil, gas, and other minerals previously reserved or conveyed of record. Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. To have and to hold the above described property with all the rights, privileges, and appurtenances thereunto or in any wise belonging to the said Grantee, and its successors and assigns, forever. Dated this 13th day of January, 2025.

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