

**WARRANTY DEED  
KANSAS STATUTORY FORM**

Michael J. Mowat and Karen S. Mowat, husband and wife

**CONVEYS AND WARRANTS TO**

Don Fruchting, Trustee, or his successor, of the Don Fruchting Revocable Living Trust, dated December 13, 1998, an undivided 1/2 interest AND Betty D. Fruchting, Trustee, or her successor, of the Paul E. Lange and Betty D. Lange Revocable Living Trust, dated July 21, 1992, an undivided 1/2 interest

all the following described real estate in the County of Marion and the State of Kansas, to-wit:

See Attached Description

for the sum of One Dollar and other valuable consideration.

**SUBJECT TO:** Easements, restrictions and special assessments of record, if any.

Dated this 22<sup>nd</sup> day of November, 2002.

Michael J. Mowat  
Michael J. Mowat

Karen S. Mowat  
Karen S. Mowat

State of Kansas, County of Marion, ss:  
The foregoing instrument was acknowledged  
before me this 22<sup>nd</sup> day of November,  
2002, by Michael J. Mowat and Karen S.  
Mowat, husband and wife.

Entered in Transfer Record in my office  
this 25<sup>th</sup> day of November A.D. 2002  
Carol A. Trapp  
County Clerk

2972  
State of Kansas, Marion County, ss.  
This instrument was filed for record on the  
25 day of November, 2002  
at 2 o'clock P.M. and duly recorded  
in book 381 page 665

Shayla Clark  
Notary Public  
Techport



Prepared by Hansford Abstract & Title Co.  
222 E. Main  
Marion, Kansas 66861

**SHAYLA CLARK**  
Notary Public - State of Kansas  
My Appl. Expires 8-19-2010

Part of the Southeast ¼  
of Section 9,  
Township 20 South,  
Range 4 East of the 6th P.M.,  
Marion County, Kansas,  
more particularly described  
as follows, to-wit:

Beginning at a point 1830 feet N 63° 27' East of  
the Southwest corner of the Southeast ¼ of said  
Section 9; thence 90° left 100 feet; thence 90°  
right 50 feet; thence right 90° 100 feet; thence  
right 90° 50 feet to the point of beginning.

(Referred to as Lot 12, Schlotthauer Subdivision 3,  
adjacent to Marion County Park and Lake)

Grantor further conveys to Grantee, a perpetual  
easement on the following described tract of land,  
to-wit: Beginning at a point N 63° 27' E of the SW  
corner of the SE¼ of said Section 9, 1355 feet;  
thence N 63° 27' E 25 feet; thence left 90° 50 feet;  
thence right on a 50 foot radius curve 90°; thence  
N 63° 27' E 550 feet; thence right on a 50 foot  
radius curve 90°; thence on the tangent 50 foot;  
thence N 63° 27' E 25 feet; thence left 90°  
125 feet; thence S 63° 27' W 700 feet; thence  
left 90° 125 feet to the point of beginning, for  
the use, benefit and enjoyment by said Grantee,  
their heirs, successors and assigns, for ingress  
and egress to said above tract of land first  
herein described, in common with such other  
Grantees to whom Grantor has conveyed tracts  
adjoining said easement. Grantor not to be liable  
for maintenance and upkeep of right of way easement.