

DEED - GENERAL WARRANTY

This instrument, made this 11th day of May

A.D. 19 96 between

Harry L. Cross and Scharleen H. Cross, Husband and Wife

of Marion County, in the State of Kansas

Ronald J. Beeton and Kathleen S. Beeton, Husband and Wife

of Marion County, in the State of Kansas

as joint tenants with the right of survivorship and not as tenants in common, of the second part

WITNESSETH, That said parties of the first part, in consideration of the sum of One Dollar (\$1.00) and Other Valuable Consideration

STATE OF KANSAS, MARION COUNTY, ss: This instrument was filed for record on the 20 day of May 1996 at 9:11 AM of clock P M, and duly recorded in Book 365 of Deeds, as page 268. By: [Signature] Register of Deeds, Deputy. FEES: Register of Deeds, for recording, \$ County Clerk, for transfer, Total, \$ 6.00

The receipt whereof is hereby acknowledged, do by these presents, grant, bargain, sell, and convey unto said parties of the second part and the survivor of them all the following described REAL ESTATE, situated in the County of Marion and State of Kansas



Part of the Southwest 1/4 of Section 10, Township 20 South, Range 4 East of the 6th P.M., Marion County, Kansas, more particularly described as follows, to-wit:

Beginning at the Northwest corner of Lot 4, Zeller's Fourth Addition, adjacent to the Marion County Park and Lake; thence South 48° 34' East along the North line of said Lot 4, 100.0 feet; thence North 41° 26' East, 100.0 feet; thence North 48° 34' West 160.4 feet to the Marion County Park boundary; thence South 0° 07' East along said Park boundary 91.1 feet; thence South 41° 26' West 31.8 feet along said Park boundary to the point of beginning.

TO HAVE AND TO HOLD THE SAME. Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, forever, as joint tenants, the survivor to take the whole estate.

And said grantor S for themselves, their heirs, executors and administrators, do hereby covenant, promise and agree, to and with said parties of the second part that at the delivery of these presents they are lawfully seized in their 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 unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances, of what nature or kind soever.

SUBJECT TO: Easements and Rights of Way of Record, if any.

and that they will WARRANT AND FOREVER DEFEND the same unto said parties of the second part and the survivor of them against said part ies of the first part, their heirs, and all and every person or persons whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said part ies of the first part here hereto set their hand s, the day and year first above written.

[Signature] Harry L. Cross

[Signature] Scharleen H. Cross

STATE OF KANSAS, COUNTY, ss. BE IT REMEMBERED, That on this 11th day of May, 1996, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came

Harry L. Cross and Scharleen H. Cross, Husband and Wife

I, GARY L. HARTZELL, Notary Public, State of Kansas, do hereby certify that I am personally known to be the same person or persons who executed the foregoing instrument of writ, and duly acknowledged the execution of the same. IN TESTIMONY WHEREOF, I have hereunto set my hand and seal on the day and year first above written.

My commission expires 1/31/99 [Signature] Notary Public.