

# STATUTORY QUIT CLAIM DEED

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GRANTOR,

**THE CITY OF ARKANSAS CITY, KANSAS,  
a Kansas Municipality,**

BY WAY OF GIFT, DONATION, OR CONTRIBUTION, THE RECEIPT OF WHICH IS HEREBY  
ACKNOWLEDGED, DOES HEREBY GRANT, CONVEY AND QUITCLAIM UNTO:

GRANTEE,

**H.M. VILLERS, JR. AND BRODY VILLERS,**  
**single persons, as joint tenants with the right of survivorship and not as tenants in common,**

all the following lands and property situated in Cowley County, together with any and all improvements located  
thereon, subject to easements and restrictions of record, if any, and legally described as:

A tract of land situated in the Southeast Quarter of Section 13, Township 34 South, Range 3 East of  
the 6th Principal Meridian, Cowley County, Kansas, prepared by Greg D. Frederick PS#1323 on May  
20th, 2025, being more particularly described as follows: Commencing at the Southwest Corner of  
said Southeast Quarter; thence North 89 degrees, 16 minutes, 05 seconds East (assumed), along the  
South Line of said Southeast Quarter, a distance of 40.00 feet to a point on the East Right-of-Way for  
8th Street and the Point of Beginning of the herein described tract; thence North 00 degrees, 46  
minutes, 38 seconds West, along said East Right-of-Way, a distance of 86.40 feet to a point on the  
South Right-of-Way for Radio Lane; thence North 70 degrees, 16 minutes, 19 seconds East, along  
said South Right-of-Way, a distance of 61.52 feet; thence South 81 degrees, 08 minutes, 11 seconds  
East, along said South Right-of-Way, a distance of 57.38 feet; thence South 02 degrees, 07 minutes,  
47 seconds East, a distance of 96.89 feet to a point on said South Line; thence South 89 degrees, 16  
minutes, 05 seconds West, along said South Line, a distance of 117.04 feet to the Point of Beginning,  
containing 0.26 acres (11470.6 S.F.), more or less.

WITNESS Grantor's hand this the \_\_\_\_ day of July 2025.

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By: Chad D. Beeson

STATE OF KANSAS     )  
COUNTY OF COWLEY ) ss:

On this \_\_\_\_\_ day of July 2025, before me, a Notary Public within and for said County and State, having first been duly sworn under oath, personally appeared: **Chad D. Beeson**, who is personally known to me to be the same person who executed the foregoing instrument, and the aforementioned acknowledged said instrument to be her free and voluntary act and deed and a duly authorized act on behalf of the City of Arkansas City, Kansas.

In testimony whereof I have hereunto subscribed my hand and affixed my official seal the day and year last-above appearing.

\_\_\_\_\_  
Notary Public

My appointment expires:

No real estate validation questionnaire is required pursuant to K.S.A. 79-1437e(a)(4), as the transfer of this title is by way of gift, donation, or contribution.