

STATUTORY QUIT CLAIM DEED

GRANTOR,

**THE CITY OF ARKANSAS CITY, KANSAS,
A Kansas Municipality of the Second Class**

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

GRANTEE,

**KLANDS VENTURE,
a Limited Liability Corporation,**

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 Northeast Quarter of Section 19, Township 34 South, Range 4 East of the 6th Principal Meridian, Cowley County, Kansas, prepared by Greg D. Frederick, PS#1323, Smith & Oakes, Inc. on August 6th, 2021, being more particularly described as follows: Commencing at a 1 ½" Pipe marking the Southwest Corner of Thompson Gardens Subdivision (now vacated) on the North Right-of-Way for Kansas Avenue; thence North 89 degrees, 22 minutes, 04 seconds East (assumed), along said North Right-of-Way, a distance of 200.00 feet to the Point of Beginning of the herein described tract; thence North 01 degrees, 56 minutes, 43 seconds West, parallel with the West Line of said Subdivision, a distance of 100.00 feet to a point; thence North 42 degrees, 05 minutes, 51 seconds West, a distance of 155.00 feet to a point being 100.00 feet East of the West Line of said Subdivision; thence North 01 degrees, 56 minutes, 43 seconds West, parallel with the West Line of said Subdivision, a distance of 585.00 feet to a point; thence North 89 degrees, 22 minutes, 28 seconds East, a distance of 843.28 feet to a point on the West Right-of-Way for U.S. 77 Highway Bypass; thence South 01 degrees, 56 minutes, 23 seconds East, along said West Right-of-Way, a distance of 458.00 feet to a point; thence South 05 degrees, 53 minutes, 50 seconds East, along said West Right-of-Way, a distance of 143.69 feet to the Northeast Corner of Lot 18, Block 8, Thompson Gardens Subdivision; thence South 89 degrees, 22 minutes, 28 seconds West, along the North Line of Lots 18-13 of said Block 8 extended, a distance of 325.00 feet to a point on the centerline of vacated K Street of said Subdivision; thence South 01 degrees, 56 minutes, 44 seconds East, along said centerline, a distance of 200.00 feet to a point on the North Right-of-Way for Kansas Avenue; thence South 89 degrees, 22 minutes, 04 seconds West, along said North Right-of-Way, a distance of 428.17 feet to the Point of Beginning, containing 13.71 acres, more or less.

Subject to the following:

BUYER shall commence construction within twenty-four months of the execution of this deed, otherwise ownership of the property, including all improvements made thereon, will revert back to the SELLER upon written notice provided to the BUYER.

WITNESS Grantor's hand this the ____ day of August 2023.

By: Diana L. Spielman
Mayor, City of Arkansas City
STATE OF KANSAS)
COUNTY OF COWLEY) ss:

On this _____ day of August 2023, before me, a Notary Public within and for said County and State, having first been duly sworn under oath, personally appeared: DIANA L. SPIELMAN, 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.