

STATUTORY QUIT CLAIM DEED

GRANTOR, **THE CITY OF ARKANSAS CITY, KANSAS LAND BANK BOARD OF TRUSTEES,**

in consideration of the sum of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, does hereby quit claim unto:

GRANTEE, **RICHARD R. DUNCAN II, an individual,**

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:

Lot 15, except the West 20 feet of the North 324.29 feet of said Lot, Plat of the South Half of the Southwest Quarter of Section 21, Township 34 South, Range 4 East.

Beginning at a point 5 feet South of and 10 feet East of the Northwest corner of said Block 12, said point being 770 feet East of the Northwest corner of the Southeast Quarter of Section 19, Township 34 South, Range 4 East of the 6th P.M., Cowley County, Kansas and 45 feet South of the North line of said Quarter Section and on the South right-of-way line of said Kansas Avenue, as it now exists and on the East line of the City of Arkansas City dike property; thence South, parallel with and 10 feet East of the West line of said Block 12 a distance of 250 feet to a point on the South right-of-way of Kansas Avenue; thence West along said South right-of-way, a distance of 125 feet to the point of beginning.

Subject to the following:

- (a) BUYER shall remain current on all ad valorem taxes and properly maintain the Property with no notices for code violations for a period of one (1) year, otherwise ownership of the property—including all improvements made thereon—will revert back to SELLER upon written notice provided to BUYER and SELLER shall keep the purchase price paid.

WITNESS Grantor's hand this the ____ day of _____ 2021.

The City of Arkansas City, Kansas Landbank Board of Trustees

By: Scott Rogers, Chairperson

STATE OF KANSAS)
COUNTY OF COWLEY) ss:

On this ____ day of _____ 2021, before me, a Notary Public within and for said County and State, having first been duly sworn under oath, personally appeared: SCOTT ROGERS, who is personally known to me to be the same person who executed the foregoing instrument, and the aforementioned acknowledged said instrument to be his free and voluntary act and deed and a duly authorized act on behalf of the City of Arkansas City, Kansas Landbank Board of Trustees. 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: