

## STATUTORY QUIT CLAIM DEED

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GRANTOR,

**PATTY K. BROWN, a single person,**

FOR THE SUM OF ONE DOLLAR (\$1.00) AND OTHER VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, CONVEY, AND QUITCLAIM UNTO:

GRANTEE,

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

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:

DESCRIBED AND PREPARED ON 06/04/2025 BY CHARLES W. BROOKSHER PS #1281 AND PROFESSIONAL ENGINEERING CONSULTANTS P.A., C.L.S. #65, AS COMMENCING AT THE SOUTHEAST CORNER OF NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 34 SOUTH, RANGE 4 EAST OF THE SIXTH PRINCIPAL MERIDIAN, COWLEY COUNTY, KANSAS; THENCE S89°52'20"W (BEARINGS BASED ON THE KANSAS REGIONAL COORDINATE SYSTEM; ARKANSAS CITY ZONE 18) ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 606.00 FEET TO THE SOUTHEAST CORNER OF A PROPERTY DESCRIBED AND RECORDED IN BOOK 1017, PAGE 104, IN THE OFFICE OF THE REGISTER OF DEEDS, COWLEY COUNTY, KANSAS; THENCE CONTINUING S89°52'20"W ALONG SAID SOUTH LINE A DISTANCE OF 497.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°52'20"W ALONG SAID SOUTH LINE A DISTANCE OF 156.05 FEET TO A POINT 654 FEET WEST OF SAID SOUTHEAST PROPERTY CORNER; THENCE N00°54'44"W PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 175.02 FEET; THENCE N89°52'20"E PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 156.10 FEET; THENCE S00°54'44"E PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 175.02 FEET TO THE POINT OF BEGINNING; ENCOMPASSING 27,303 SQUARE FEET OR 0.627 ACRE, MORE OR LESS.

Commonly known as 2216 E. Chestnut Avenue, Arkansas City, Cowley County, Kansas.

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By: Patty K. Brown

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: Patty K. Brown, 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.

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: