

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, BRADLEY KIMMELL & DEBORAH KIMMELL, husband and wife, as joint tenants with rights 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:

Lots 1- 2 of Block 1 Madison Avenue Addition to Arkansas City, Cowley County, Kansas

AND

That portion of Tract Seven (7) of Lewis Sub- division of the South 55 acres of the Southeast Quarter of Section 30, Township 34 South, Range 4 East, Cowley County, Kansas, described as follows:

Beginning at a point 50 feet East of said Southwest corner on the South section line of Section 30; thence North 258. 8 feet parallel to the West line of said Tract 7; thence East 102 feet parallel with the South line of said Section 30; thence South 258. 8 feet parallel to the West line of said Tract 7; thence West 102 feet along the South line of said Section 30 to point of beginning, except highway right of way;

AND

A portion of Tract 7, of Lewis Sub- division of South 55 acres of Section 30, Township 34 South, Range 4 East, described as follows:

From the Southwest Corner of the Southeast Quarter, Section 30, Township 34 South, Range 4 East, 50 feet East along the South Section Line of Section 30, thence North 258. 8 feet parallel to the West line of Tract 7, to the point of beginning; thence North 20.0 feet parallel to the West line of Tract 7, thence East 102. 0 feet parallel to the South Section Line of Section 30, thence South 20.0 feet parallel to the West Line of Tract 7, thence West 102.0 feet parallel to the South Section Line of Section 30 to the point of beginning.

Commonly known as 706 E Madison Avenue, Arkansas City, Cowley County, Kansas.

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 _____ 2025.

The City of Arkansas City, Kansas Landbank Board of Trustees

By: Chad D. Beeson, Chair

STATE OF KANSAS)
COUNTY OF COWLEY) ss:

On this ____ day of _____ 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 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: