

48574 BOOK 103

This Indenture, made the Eleventh day of March, A. D. 1953,
between

FREDERICK A. RICHARDSON AND ARIELL L. RICHARDSON, husband and wife

of the County of Douglas and State of Kansas, party of the first part, and **THE MUTUAL BENEFIT LIFE INSURANCE COMPANY**, a corporation organized and existing under the laws of New Jersey, located at Newark, Essex County, New Jersey, party of the second part,

Witnesseth: that the said party of the first part, in consideration of the sum of

- - - - Forty-five Hundred and no/100 - - - -

Dollars,

in hand paid, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm to the said party of the second part, its successors and assigns, the following described real estate in the County of Douglas and State of Kansas, to wit:

Northeast Quarter of Section One (1), Township Thirteen (13), Range Eighteen (18), subject to right-of-way for pipe line to Cities Service Gas Company, dated July 16, 1929 and recorded in Book 125 at Page 123 and subject also to easement for electric transmission line to The Kansas Electric Power Company, dated February 7, 1944 and recorded in Book 149 at Page 359 of the Douglas County, Kansas records

To Have and to Hold the same, with the appurtenances thereto belonging or in anywise appertaining, including any right of homestead and every contingent right or estate therein, unto the said party of the second part, its successors and assigns forever; the intention being to convey an absolute title in fee to said premises.

And the said party of the first part hereby covenants that he or she is or they are (as the case may be) lawfully seized of said premises and has or have good right to convey the same; that said premises are free and clear of all encumbrances; and that he, she or they will warrant and defend the same against lawful claims of all persons whomsoever.