

PURCHASE MONEY MORTGAGE

14274 BOOK 151

This Mortgage, made this 3rd day of January 1968, by and between Russell A. Ward and Gloria M. Ward, husband and wife, [hereinafter referred to jointly as "Mortgagor"] and V. Jack Vincent and Frances L. Vincent, husband and wife, [hereinafter referred to jointly as "Mortgagee"]

W I T N E S S E T H:

WHEREAS, Mortgagor, for and in consideration of the sum of One Dollar [\$1.00] and other valuable consideration, to them in hand paid by Mortgagee, the receipt and legal sufficiency whereof is hereby acknowledged, has granted, bargain, sold and conveyed, and by These Presents does grant, bargain, sell and convey unto said Mortgagee, their heirs and assigns, forever, all of the following described described real estate lying and situated in the County of Douglas and State of Kansas, to-wit:

Beginning at a point 1708.3 feet South and 30.0 feet West of the Northeast corner of Section 24, Township 12 South, Range 18 East of the Sixth Principal Meridian, said point of beginning being on the South boundary of a tract of land belonging to the Kansas Turnpike Authority, known as Tract No. 31-4F and described on Page 461 of Deed Book 193, Douglas County Register of Deeds; thence South and parallel to the East boundary of said Section 24, 253.4 feet to a point 23.5 feet North of the line between the South one-half and the North one-half of the South one-half of the Northeast Quarter of said Section 24; thence in a Westerly direction parallel to and 23.5 feet North of the said line between the South one-half and the North one-half of the South one-half of the Northeast Quarter of said Section 24, 1597.4 feet; thence in a Northerly direction at an angle of $91^{\circ} 23'$ \pm 980.6 feet to a point on the South right of way of the Kansas Turnpike; thence in a Southeasterly direction along the South right of way of the Kansas Turnpike 1150 feet \pm to the point of intersection of said South right of way with a line set by survey marking the West boundary of a tract of land belonging to the Kansas Turnpike Authority and previously referred to herein as Tract No. 31-4F; thence South along the Western boundary of said Tract No. 31-4F and parallel to the East boundary of said Section 24, 121.44 feet; thence at a deflection angle of $39^{\circ} 38'-1/2'$ to the left in a Southeasterly direction 454.53 feet; thence at a deflection angle of $50^{\circ} 21'-1/2'$ to the left in an Easterly direction and normal to the East boundary of said Section 24, 200.00 feet to the point of beginning; all within the Northeast Quarter of Section 24, Township 12 South, Range 18 East, in Douglas County, Kansas, containing 25.4 acres more or less.