

27571

MORTGAGE

BOOK 163

THIS INDENTURE, Made this 15<sup>TH</sup> day of November, 1971, between Alpha Phi Society of Lawrence, Kansas, a Corporation, in the County of Douglas, and State of Kansas, party of the first part, and Alpha Phi International Fraternity, a corporation, party of the second part.

WITNESSETH, that the said party of the first part, in consideration of the sum of Seventy-three Thousand (73,000.00) Dollars to it duly paid, the receipt of which is hereby acknowledged, has sold, and by this indenture does GRANT, BARGAIN, SELL and MORTGAGE to the said party of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

Beginning at a point marked by a steel pin, said point of beginning lying 19.00 feet at a bearing of S 5°02' W. from a Ford axle in place at the former S.W. Corner of the Kappa Sigma Property, said axle being 375.00 feet S. and 950.84 feet W. of the center of Section Thirty-six (36), Township Twelve (12) South, Range Nineteen (19) East; (the above bearing, and all those that follow, having been determined from the calculated direction of the straight line joining the former S.W. Corner of the Kappa Sigma Property with the former S.E. Corner of the same tract, said former S.E. corner being described in the description of the Kappa-Sigma property as 745.56 feet W. and 449.94 feet S. of the center of said Section 36); thence North 67°41' East, 17.00 feet; thence North 82°30' East, 35.97 feet; thence South 74°24' East, 33.92 feet; thence South 54°27' East, 46.35 feet; thence South 53°15' East, 136.85 feet to a point on the Western boundary of Emery Road; thence South 6°30' East, 44.34 feet to a point on the boundary of Site Four, West Hills, said point being at the end of a curve of 65 feet radius and the beginning of a reverse curve of 294 feet radius; thence South 10°23' East, 39.50 feet along the chord of said reverse curve to a point at the end of said reverse curve and the beginning of a curve to the right with a radius of 168 feet; thence South 14°16' East, 97.17 feet along the tangent of said curve to a point in the pavement of Emery Road; thence South 45°51' West, 91.97 feet along the tangent of said curve to the point of intersection of said curve, with a line bearing North 24°00' West, thence along said line bearing North 24°00' West, 153.87 feet, thence North 73°26' West, 62.70 feet, thence S. 64°44' West, 75.89 feet to the point of intersection of said line with a curve of 355 feet radius to the right; thence North 27°28' West, 31.82 feet along the chord of said curve to the end of said curve and the beginning of another curve to the right of a radius 100 feet; thence North 11°39' West, 45.84 feet along the chord of said curve; thence North 5°02' East, 69.00 feet to a point at the beginning of a curve of 65 feet radius to the right, said point being on the boundary of Site Four and at the Northwest corner thereof; thence North 5°02' East, 78.94 feet to the point of beginning; all the above described property lying in West Hills and in the Southwest Quarter of Section 36, Township 12 South, Range 19 East, in the City of Lawrence, in Douglas County, Kansas,

with the appurtenances and all the estate, title and interest of the said party of the first part therein.

And the said party of the first part does hereby covenant and agree that at the delivery hereof it is the lawful owner of the premises above granted, and seized of a good and indefeasible estate of inheritance