

32677 BOOK 92

This Indenture, made the **Eighteenth** day of **June**, A. D. 19**47**,
between

John V. Fritzel and Anna A. Fritzel, 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

Six Thousand

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:

The North Half of the Northeast Quarter of Section Twenty-nine (29), Township
Twelve (12), Range Nineteen (19), subject to right-of-way grant to Kansas Electric
Power Company dated June 28, 1927 recorded in Book 118 at Page 293.

Also, fifty-four (54) acres, more or less, described as beginning at a point
on the south line of the Southeast Quarter of Section Thirty-five (35), Township
Twelve (12), Range Nineteen (19) eight hundred seventy and thirty-two one-hundredths
(870.32) feet west of the southeast corner of said quarter section, thence west
along south line of said quarter section to a point sixteen (16) rods east of the
southwest corner of said quarter section, thence north ten (10) rods, thence west
parallel with the south line of said quarter section sixteen (16) rods to the
west line thereof, thence north on the west line of the quarter section one
thousand one hundred twenty-one and ninety-five one-hundredths (1121.95) feet,
thence east parallel with the south line of said quarter section one thousand
twenty-three and six-tenths (1023.6) feet to an iron pin, thence north one hundred
ninety and fifty-nine one-hundredths (190.59) feet to an iron pin, thence east
parallel with the south line of said quarter section seven hundred fifty-four
and sixty-eight one-hundredths (754.68) feet to an iron pin, thence south parallel
with the east line of said quarter section one thousand four hundred seventy-seven
and five-tenths (1477.5) feet to the point of beginning.

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.