

34528 Book 93

This Indenture, made the Twenty-eight day of January, A. D. 1928,
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

Four 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 Northeast Quarter of Section One (1) in Township Thirteen (13) of 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 of the Douglas County,
Kansas records, and subject also to easement for electric transmission line
to The Kansas Electric Power Company dated February 7, 1922 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.