

39138 BOOK 96

This Indenture, made the fourth day of October, A.D. 1949

between

August E. Hrabe and Edith N. Hrabe, 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

Dollars,

Four Thousand

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 Southwest Quarter of Section Ten (10), Township Fifteen (15), Range Twenty-one (21), subject to easement to Southwestern Bell Telephone Company dated September 18, 1940 and recorded in Book 142 at page 409, and to easement to Southwestern Bell Telephone Company dated March 27, 1942 and recorded in Book 145 at page 216, and subject also to easement to Kansas City Power and Light Company dated September 13, 1946 and recorded in Book 156 at page 414.

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 person whomsoever.