

4366 BOOK 100

**This Indenture,**

made the Thirtieth day of April, A. D. 19-51,

between

Leroy M. Metzler and Lulu Metzler, husband and wife, and  
Charles Leroy Metzler and Rose Lee Metzler, 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  
Ten 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:

Beginning at a point on the east section line of Section Eleven (11), Township  
Thirteen (13) south, Range Twenty (20) east, 172.3 feet north of the southeast  
corner of said Section Eleven (11), thence south  $86^{\circ} 06'$  west 381 feet to an  
angle point, thence south  $76^{\circ} 48'$  west 460 feet to a point, thence south  $12^{\circ} 09'$   
west 24 feet to a point on the south line of Section Eleven (11), 331 feet west  
of the Northeast corner of Section Fourteen (14), and the southeast corner of  
Section Eleven (11), thence in a westerly direction 1097 feet to a point 26 feet  
south of the north line of Section Fourteen (14); thence south 10 feet to a point  
36 feet south of the north line of Section Fourteen (14), which point is 1928 feet  
west and 36 feet south of the northeast corner of Section Fourteen (14), thence in  
a westerly direction a distance of 727 feet to a point 49 feet south of the north  
line of Section Fourteen (14), thence westerly 40 feet south of said north line of  
Section Fourteen (14) and parallel to said line a distance of 1200 feet, thence in  
a westerly direction a distance of 1400 feet to a point 27 feet south of the north-  
west corner of Section Fourteen (14), thence said 27 feet north of the northwest  
corner of Section Fourteen (14), thence north  $0^{\circ} 45'$  east on west line of Section  
Eleven (11), a distance of 2662 feet to a stone on the west quarter line of Section  
Eleven (11) thence north  $88^{\circ} 44'$  east on east and west quarter line a distance of  
293 feet to a stone on the northeast corner of said Shawnee Indian tract of land,  
thence south  $0^{\circ} 45'$  west a distance of 1330.5 feet to a stone on east line of  
Indian tract which stone is 320 feet east of west line of Section Eleven (11), thence  
north  $88^{\circ} 44'$  east 5032 feet to the northeast corner of the south half of the south  
half of Section Eleven (11), thence south 1152.7 feet to the point of beginning;  
Township Thirteen (13) south, Range Twenty (20) east.

**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.