

RTN: Nelson Family Trust
Robert Nelson Trustee
783 SE Spires Rd.
El Dorado, KS 67042



BUTLER COUNTY, KS
- MARCIA McCOY -
REGISTER OF DEEDS
Book: 2008 Page: 3685
Receipt #: 42258 Total Fees: \$12.00
Date Recorded: 9/24/2007 8:32:18 AM

GENERAL WARRANTY DEED

THIS INDENTURE made this 17 day of September, 2007, between LOUELLA CLENNAN, Settlor and Trustee for the LOUELLA CLENNAN LIVING TRUST, party of the first part, hereinafter called grantor and ROBERT L. NELSON and DORIS R. NELSON, Co-trustees of the NELSON FAMILY REVOCABLE INTER VIVOS TRUST AGREEMENT dated May 31, 2006, parties of the second part, hereinafter called grantees.

WITNESSETH, that the said party of the first part, in consideration of one dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents, Grant, Bargain, Sell and convey unto said parties of the second part, their heirs and assigns, grant all her interest in the following described real estate, situated in Butler County and State of Kansas, to-wit:

That part of the North Half (N2) of the Northwest Quarter (NW4) of Section 35, Township 25 South, Range 5 East of the 6th Principal Meridian, described as follows: Beginning at the intersection of the South line of said North Half of the Northwest Quarter (N2 of NW4) and the center line of the West Branch of the Walnut River, thence running Northerly along the center line of said river to the West line of the Northeast Quarter of the Northwest Quarter (NE4 of NW4) of said Section, South along the West line of said Northeast Quarter of the Northwest Quarter to the South Bank of said river, Easterly along the South bank of said river to the Southwesterly right-of-way lien fo the Atchison, Topeka, and Santa Fe Railroad spur, said right-of-way line being 350 feet Southwesterly of the center line of said railroad spur, Southeasterly along said right-of-way line to the South line of the North Half of the Northwest Quarter (N2 of NW4), West to the place of beginning, all in Butler County, Kansas.

A strip of land 10 feet in width, the South line of which is 345 feet South of the Northeast corner of the Southeast Quarter of the Northwest Quarter (SE4 of NW4) of Section 35, Township 25 South, Range 5 East of the 6th Principal Meridian, thence running at an angle of 59 degrees Northwesterly 380.8 feet, thence with an angle of 39 degrees 37 minutes to the left a distance 363.6 feet, thence with an angle of 21 degrees 26 minutes to the right for a distance 220.8 feet to the North line of said Southeast Quarter of the Northwest Quarter (SE4 of NW4) of Section 35, containing .22 of an acre, more or less, used for a roadway, all in the County of Butler, and State of Kansas,

subject to easements and restrictions of record.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, forever.

And said party of the first part, her heirs, executors or administrators, do hereby covenant, promise and agree, to and with said parties of the second part, that at the delivery of these presents they are lawfully seized in their own right, of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of what nature or kind soever;

and that she will warrant and forever defend the same unto said parties of the second part, their heirs and assigns, against said party of the first part, her heirs, and all and every person or persons whomsoever, lawfully claiming the same.

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IN WITNESS WHEREOF, the said grantor has hereunto set her hand the day and year first above written.

Entered in Transfer Records in my
office, this 24 day of
September A.D. 2007
Marcia McCoy
County Clerk

LOUELLA CLENNAN LIVING TRUST

By: Loellea Cleannan
LOUELLA CLENNAN, Settlor and Trustee

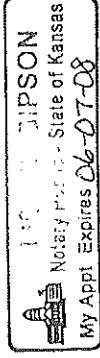
STATE OF KANSAS)
)
COUNTY OF BUTLER)

Before me, the undersigned, a notary public in and for said County and State, on the 17th day of September, 2007, personally appeared LOUELLA CLENNAN, Settlor and Trustee for the LOUELLA CLENNAN LIVING TRUST, known to me to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.

[Signature]
Notary Public

My Commission Expires:
06-07-08



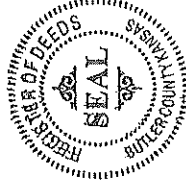
Re-Rec RTIN: & TIN:
Robert Nelson
N. 2424 Gentry Lane
El Dorado, KS 67042

Exc # 7

*Re-recording to correct document
date & notary date*

5136881

Entered in Transfer Records in my
office this 9th day of
JUNE A.D. 2016
DSSL
Don Engels, County Clerk



Entered in Transfer Records in my
office this 10th day of
JUNE A.D. 2016
DSSL
Don Engels, County Clerk

TRUSTEE'S DEED

The GRANTOR(S), Nelson Family Revocable Trust

convey to **Robert L Nelson and Doris R. Nelson, Co Trustees of the NELSON FAMILY REVOCABLE INTER VIVOS TRUST AGREEMENT** dated May 31, 2006, parties of the second part, hereinafter called grantees.

The Grantor(s), by virtue of the terms and provisions of said trust agreement, in consideration of the sum of one dollar and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, sell, and convey to Grantee, the following described real estate in BUTLER County, Kansas, to wit:

The North 3 acres of the Southeast Quarter of the Northwest Quarter of Section 35, Township 25 South, Range 5 East of the 6th P.M. lying East of the center of the channel of the West Branch of the Walnut River EXCEPT that part taken as right of way and EXCEPT the railroad.

EXCEPT AND SUBJECT TO: Easements, restrictions and assessments of record, and all the taxes and assessments that may be levied, imposed or become payable hereafter.

The Grantor(s) covenant(s) that the aforesaid trust remains in full force and effect and has not been revoked, that the undersigned is/are the trustees of said trust and have full right and authority to convey the above-described real estate and to make, execute and deliver this deed pursuant to the power set forth in the said trust instrument.

Dated this 9th day of June, 2016.

Nelson Family Revocable Trust

Robert L. Nelson
Robert L. Nelson, Co Trustee



Re-Recorded
BUTLER COUNTY, KS
REGISTER OF DEEDS
Marcia McCoy

State of Kansas

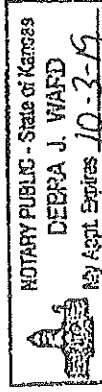
County of Butler

Book: 2016 Page: 4472
Receipt #: 111258
Pages Recorded: 1
Total Fees: \$15.00

Date Recorded: 6/9/2016 4:39:39 PM

The foregoing instrument was acknowledged before me this 9th day of June, 2016 by Robert L. Nelson, co trustee of the Nelson Family Revocable Trust.

Debra J. Ward
Notary Public



My appointment expires: 10-3-19

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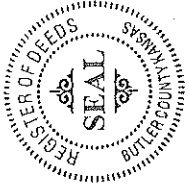
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Receipt #: 142349
Pages Recorded: 1

Date Recorded: 12/31/2019 4:03:23 PM

RTN: Louella Clennan
(2) 1845 Country Club Rd.
El Dorado, KS 67042

TN: Nelson Family Rev. Inter Vivos Trust
2424 Gentry Lane
El Dorado, KS 67042



Entered in Transfer Records in my
office, this 31st day of
JAN A.D. 2020
Marcia McCoy
Talum Stafford, County Clerk

TRUSTEE DEED

Grantor, LOUELLA CLENNAN, Trustee for the LOUELLA CLENNAN LIVING TRUST, acting pursuant to the powers vested under said Trust, for the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and convey to Robert L. Nelson, Trustee for the NELSON FAMILY REVOCABLE INTER VIVOS TRUST under agreement dated May 31, 2006, all right, title and interest in the following described real estate:

a 15 foot strip described as:
Beginning 337.67 feet South of the Northeast corner of the Southeast Quarter (SE/4) of the Northwest Quarter (NW/4) of Section 35, Township 25 South, Range 5 East of the 6th P.M. in Butler County, Kansas, on a bearing of S01°19'50"E (NAD83 Kansas South Zone); thence N51°13'19"W, a distance of 296.16 feet to the POINT OF BEGINNING; thence S89°02'50"W, a distance of 1005 feet, more or less, to the centerline of the West Branch of the Walnut River; thence Northwesterly along said centerline of river, a distance of 21 feet, more or less, to the South line of a tract described in *Deed Book 2016, page 4416*; thence N89°02'50"E, a distance of 1001 feet, more or less, to a point which is 244.46 feet West of the East line of said Southeast Quarter (SE/4) of the Northwest Quarter (NW/4); thence S51°13'19"E, a distance of 23.47 feet to the Point of Beginning.

(for reference only)

Deed Book 2016, page 4416 legal description

The North 3 acres of the Southeast Quarter of the Northwest Quarter of Section 35, Township 25 South, Range 5 East of the 6th P.M., lying East of the center of the channel of the West Branch of the Walnut River EXCEPT that part taken as right of way and EXCEPT the railroad.

TO HAVE AND TO HOLD the above described premises, together with the appurtenances and hereditaments thereunto appertaining, and every part thereof to the said Grantee(s) as above stated, subject to: easements, restrictions, reservations and covenants, if any, now of record. Grantor further warrants that said Trust is in full force and effect, has not been amended or revoked, and this conveyance is within her authority as trustee, with this deed EXECUTED on December 30, 2019.

LOUELLA CLENNAN LIVING TRUST

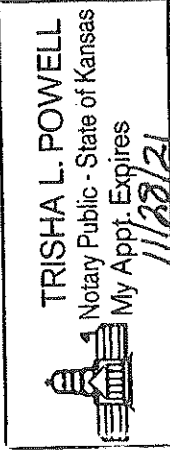
By: *Louella Clennan*
LOUELLA CLENNAN, Trustee

State of KANSAS, Butler County} ss.

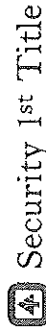
This instrument was acknowledged before me on December 30, 2019 by Louella Clennan, Trustee of the LOUELLA CLENNAN LIVING TRUST, for and on behalf of said Trust.

My appointment expires:

Trisha L. Powell
Notary Public



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COMP
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Security 1st Title