

#100922



RECORDED IN MY OFFICE THE 15th
DAY OF March 2022
HASKELL COUNTY CLERK

STATE OF KANSAS, HASKELL COUNTY
This instrument was filed for record on
March 15, 2022 10:00 AM and
Recorded in Book 253 Page 736-737
Fees: \$38.00 202200222



Candy Huffine
Candy Huffine, Register of Deeds

Business Entity Warranty Deed

THIS INDENTURE, Made this 18 day of February 2022, between Garetson Brothers, LLC, a Kansas limited liability company, party of the first part, and Outlaw Irrigation, LLC, a Kansas limited liability company, of Haskell County, Kansas, parties of the second part:

WITNESSETH, That said party of the first part for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto said Outlaw Irrigation, LLC, a Kansas limited liability company, its successors and assigns, all the following described real estate situated in the County of Haskell, State of Kansas, to-wit:

THE SURFACE AND SURFACE RIGHTS ONLY IN AND TO:

A parcel of land located in the Southwest Quarter of Section 31, Township 29 South, Range 32 West of the 6th P.M., in Haskell County, Kansas, being further described as follows: Commencing at the southeast corner of the Southwest Quarter of Section 31-T29S-R32W, thence N00°00'00"E on the North-South quarter section line for a distance of 50.00 feet; thence N89°40'43"W and parallel to the South line of the Southwest Quarter for a distance of 640.00 feet; thence N00°00'00"E for a distance of 153.00 feet; thence S89°40'43"E for a distance of 28.00 feet; thence N00°00'00"E for a distance of 73.59 feet to the POINT OF BEGINNING; thence N90°00'00"W for a distance of 80.00 feet; thence N00°00'00"E for a distance of 85.68 feet to a point on the Southerly right of way line of U.S. Highway #56; thence Northeasterly on said right of way line on a curve concave to the Northwest, having a radius of 5789.65 feet, a delta angle of 0°51'41", a chord bearing of N66°46'48"E, a chord distance of 87.05 feet, for an arc distance of 87.05 feet; thence S00°00'00"E for a distance of 120.00 feet to the point of beginning; TOGETHER WITH an easement for ingress and egress to residential dwelling, said easement being described as follows: Commencing at the southeast corner of the Southwest Quarter of Section 31-T29S-R32W, thence N00°00'00"E on the North-South quarter section line for a distance of 50.00 feet; thence N89°40'43"W and parallel to the South line of the Southwest Quarter for a distance of 853.10 feet; thence N08°48'29"W for a distance of 209.55 feet to the POINT OF BEGINNING; thence continuing N08°48'29"W for a distance of 25.55 feet to a point on the Southerly right of way line of U.S. Highway #56; thence Northeasterly on said right of way line on a curve concave to the Northwest, having a radius of 5789.65 feet, a delta angle of 2°06'00", a chord bearing of N68°15'39"E a chord distance of 212.19 feet, for an arc distance of 212.20 feet; thence S00°00'00"E for a distance of 27.11 feet to the beginning of a curve; thence Southwesterly on a curve concave to the Northwest, having a radius of 5814.65 feet, a delta angle of 2°02'54", a chord bearing of S68°20'18"W, a chord distance of 207.86 feet, for an arc distance of 207.87 feet to the point of beginning.

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TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances therunto belonging or in any wise appertaining, forever.

And said party of the first part, for itself, its successors and assigns, does hereby covenants, promise and agree to and with said party of the second part, that at the delivery of these presents it is lawfully seized in its own right, of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above-described real estate with the appurtenances; that the same are free, clear, discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of what nature and kind soever except:

Oil and Gas Leases, Mineral Reservations, Easements, Rights-of-way and Restrictions of record, if any

And that it will WARRANT AND FOREVER DEFEND the same, unto said party of the second part, her heirs and assigns, against said party of the first part, its successors and assigns and all and every person or persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said party of the first part has caused this Deed to be signed on its behalf, by its Manager, thereunto duly authorized so to do, the day and year first above written.

GARETSON BROTHERS, LLC

BY Zachary Holland
Zachary Holland, Manager

STATE OF Colorado, Jefferson COUNTY, SS:

BE IT REMEMBERED, That on this 28 day of ~~March~~ ^{February}, 2022, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Zachary Holland, Manager of Garetsen Brothers, LLC, who is personally known to me to be such officer, and who is personally known to me to be the same person who executed, as such officer, the within deed on behalf of said company, and such person duly acknowledged the execution of the same to be the act and deed of said company.

IN TESTIMONY WHEREOF, I have herunto subscribed my name, and affixed the official seal of my office on the day and year last above mentioned.

Christina Michelle Zurcher
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214040387
MY COMMISSION EXPIRES October 12, 2025

Christina Michelle Zurcher
Signature of Notary Public
Christina Michelle Zurcher
Typed/Printed Name of Notary Public

My Commission Expires: Oct. 12, 2025