

# LAND TRANSFERS

continued from 10

Beginning 815 feet west from the southwest corner of Court Street and Independence Avenue; thence south 135 feet; thence northwest 60 feet; thence north 108 feet; thence east 55 feet to the Point of Beginning, and

A tract beginning at a point on the north line of the southeast ¼ of Section 8, Township 7 south, Range 7 north of the 6th p.m., 796 feet west and 150 feet south of the northeast corner of said southeast ¼ of Section 8, Township 7 south, Range 7 west of the 6th p.m., thence west 60 feet; thence south to the north line of Court Street; thence east along the north line of Court Street, 60 feet to a point directly south of the place of beginning; thence north to the place of beginning, except the north 50 feet thereof.

For the sum of \$1 and other valuable consideration, subject to: as shown on record. Dated August 8, 2025.

### Quitclaim Deed

-This indenture, made on August 25, 2025, by and between Grantor Jessica A Goforth, a married person, and Grantee Kent A Miller, a married person, witnesseth, grantor, for no consideration, does by these presents, remise, release, and forever quit claim to grantee, all of grantor's interest in and to the following described property situated in the County of Mitchell and State of Kansas, to-wit:

All of Lot 6 and the south ½ of Lot 5, Block 2, Schmitt First Addition, City of Beloit, Mitchell County, Kansas.

Subject to all easements, restrictions, and reservations, if any, now 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.

-Michael Blass and Christine Blass, husband and wife, quitclaim to Janssen Homes, LLC, all the following described real estate in the County of Mitchell and the State of Kansas, to-wit:

The east 50 feet of the following described tract: Beginning 954 feet west and 209 feet south of the northeast corner of the southeast ¼ of Section 8, Township 7 south, Range 7 west of the 6th p.m., thence east 98 feet; thence south to the north line of Court Street extended, in the City of Beloit, Kansas; thence west on the north line of said Court Street 148 feet; thence north to a point 50 feet due west of the point of beginning; thence east to the place of beginning.

For the sum of \$1 and other valuable consideration, except and subject to: as shown on record. Dated August 8, 2025.

### Kansas Trustees' Deed

-This indenture, made as of August 25, 2025, by and between Grantor Jessica A Goforth, Trustee of the Kent A and Mary C Miller Irrevocable Trust, dated August 7, 2024, and Grantee Jessica A Goforth, a married person, witnesseth:

Whereas, Kent A Miller and Mary C Miller, as settlors, created a trust estate known as the Kent A and Mary C Miller Irrevocable Trust; whereas, by quit claim deed dated August 7, 2024, as recorded with the register of deeds of Mitchell County, Kan., the property hereinafter described was conveyed to Jessica A Goforth, trustee of the Kent A and Mary C Miller Irrevocable Trust, dated August 7, 2024; whereas, pursuant to a writing executed by Kent A Miller and Mary C Miller, acting pursuant to Article Three of the Kent A and Mary C Miller Irrevocable Trust, the Trustee of the Kent A and Mary C Miller Irrevocable Trust is authorized and empowered to transfer the property hereinafter described to Jessica A Goforth; witnesseth, that grantor, pursuant to the power and authority vested in grantor, as trustee, do by these presents, convey unto grantee, all right, title, and interest of grantor, as trustee, in and to that certain real estate situated in the County of Mitchell and State of Kansas, without consideration, fully described as follows:

All of Lot 6 and the south ½ of Lot 5, Block 2, Schmitt First Addition, City of Beloit, Mitchell County, Kansas

Subject to all easements, restrictions, and reservations, if any, now of record.

To have and to hold the property, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, unto grantee and grantee's heirs and assigns forever; the grantor, and trustee as aforesaid, hereby covenanting that the said property is free and clear from any encumbrance done or suffered by grantor and trustee as aforesaid except as set forth above; that grantor will warrant and defend the title to said property unto grantee and grantee's heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under grantor and trustee as aforesaid, except as set forth above.

Grantor has executed this deed as trustee under the aforesaid trust indentures, and not in grantor's individual capacity. By the acceptance hereof, grantee agrees that grantor is not and shall not be personally liable upon any covenants or warranties herein, whether expressed or implied, and that grantor's liability as trustee as aforesaid shall be limited to the assets of said trust estate held by grantor as such trustee at the time any such liability may be asserted. In witness whereof, grantor has hereunto set her hand the day and year first above written.

### Trustee's Deed

-Grantors Craig A Gengler and Galen J Gengler, trustees of The Robert L Gengler Revocable Trust dated January 24, 1991, acting pursuant to the powers granted under said trust agreement, do by these gifts, distribute and convey unto Craig A Gengler all of their undivided interest in and to all right, title, and interest in the following described real estate:

The southwest ¼ of Section 10, Township 6 south, Range 7 west of the 6th p.m., Mitchell County, Kansas; except a tract of land commencing at the northwest corner of the southwest ¼ of Section 10, Township 6 south, Range 7 west; thence south along the west line of said southwest ¼ 47.88 feet; thence east parallel with the north line of said southwest ¼ 20 fet to the point of beginning; thence south parallel with and 20 feet east of said west line 260 feet; thence east parallel with said north line 180 feet; thence north parallel with said west

line 260 feet, thence west parallel with and 47.88 feet south of said north line 180 feet to the point of beginning;

To have and to hold the above-described premises, together with the appurtenances and hereditaments thereunto appertaining, and every part thereof unto the said grantee as above stated. Grantors further warrant that said trust is in full force and effect, has not been further amended or revoked, and this conveyance is within their authority as trustees, with this deed executed on August 13, 2025.

-Grantors, Craig A Gengler and Galen J Gengler, trustees of The Robert L Gengler Revocable Trust dated January 24, 1991, acting pursuant to the powers granted under said trust agreement, do by these presents gift, distribute, and convey unto Galen J Gengler all of its undivided interest in and to all right, title, and interest in the following described real estate:

The west ½ of the southeast ¼ of Section 23, Township 6 south, Range 7 west of the 6th p.m., Mitchell County, Kansas; and the southeast ¼ of Section 27, Township 6 south, Range 7 west of the 6th p.m., Mitchell County, Kansas;

To have and to hold the above-described premises, together with the appurtenances and hereditaments thereunto appertaining, and every part thereof unto the said grantee as above stated. Grantors further warrant that said trust is in full force and effect, has not been further amended or revoked, and this conveyance is within their authority as trustees, with this deed executed on August 13, 2025.

-Grantors, Craig A Gengler and Galen J Gengler, trustees of The Lois M Gengler Revocable Trust dated January 24, 1991, acting pursuant to the powers granted under said trust agreement, do by these presents gift, distribute, and convey unto Randy F Gengler all of its undivided interest in and to all right, title, and interest in the following described real estate:

The southeast ¼ Section 15, Township 6 south, Range 7 west of the 6th p.m., Mitchell County, Kansas;

To have and to hold the above-described premises, together with the appurtenances and hereditaments thereunto appertaining, and every part thereof unto the said grantee as above stated. Grantors further warrant that said trust is in full force and effect, has not been further amended or revoked, and this conveyance is within their authority as Trustees, with this deed executed on August 13, 2025.

-Grantors, Craig A Gengler and Galen J Gengler, trustees of The Robert L Gengler Revocable Trust dated January 24, 1991, acting pursuant to the powers granted under said trust agreement, do by these presents gift, distribute, and convey unto Dean J Gengler all of its undivided interest in and to all right, title, and interest in the following described real estate:

The northeast ¼ of Section 22, Township 6 south, Range 7 west of the 6th p.m., Mitchell County, Kansas, except a tract of land containing 13.5 acres, inclusive of road right of way;

To have and to hold the above-described premises, together with the appurtenances and hereditaments thereunto appertaining, and every part thereof unto the said grantee as above stated. Grantors further warrant that said trust is in full force and effect, has not been further amended or revoked, and this conveyance is within their authority as trustees, with this deed executed on August 13, 2025.

-Grantors, Craig A Gengler and Galen J Gengler, trustees of The Lois M Gengler Revocable Trust dated January 24, 1991, acting pursuant to the powers granted under said trust agreement, do by these presents gift, distribute, and convey unto Dale E Gengler all of its undivided interest in and to all right, title, and interest in the following described real estate:

The southwest ¼ of Section 15, Township 6 south, Range 7 west of the 6th p.m., Mitchell County, Kansas;

To have and to hold the above-described premises, together with the appurtenances and hereditaments thereunto appertaining, and every part thereof unto the said grantee as above stated. Grantors further warrant that said trust is in full force and effect, has not been further amended or revoked, and this conveyance is within their authority as trustees, with this deed executed on August 13, 2025.

-Grantors, Craig A Gengler and Galen J Gengler, trustees of The Lois M Gengler Revocable Trust dated January 24, 1991, acting pursuant to the powers granted under said trust agreement, do by these presents gift, distribute, and convey unto Scott A Gengler all of its undivided interest in and to all right, title, and interest in the following described real estate:

The northwest ¼ of Section 15, Township 6 south, Range 7 west of the 6th p.m., Mitchell County, Kansas

To have and to hold the above-described premises, together with the appurtenances and hereditaments thereunto appertaining, and every part thereof unto the said grantee as above stated. Grantors further warrant that said trust is in full force and effect, has not been further amended or revoked, and this conveyance is within their authority as Trustees, with this deed executed on August 13, 2025.

-Grantors, Craig A Gengler and Galen J Gengler, trustees of The Lois M Gengler Revocable Trust dated January 24, 1991, acting pursuant to the powers granted under said trust agreement, do by these presents gift, distribute, and convey unto Craig A Gengler, Dean J Gengler, Dale E Gengler, and Scott A Gengler all of its undivided interest in and to all right, title, and interest in the following described real estate:

The northwest ¼ of Section 6, Township 6 south, Range 7 west of the 6th p.m., Mitchell County, Kansas

To have and to hold the above-described premises, together with the appurtenances and hereditaments thereunto appertaining, and every part thereof unto the said grantee as above stated. Grantors further warrant that said trust is in full force and effect, has not been further amended or revoked, and this conveyance is within their authority as Trustees, with this deed executed on August 13, 2025.

### General Warranty Deed

-Gengler Family Farms, LLC, a Kansas Limited Liability Company, conveys and warrants to The Robert L Gengler Revocable Trust dated January 24, 1991, in and to the following described real estate in the County of

Mitchell and the State of Kansas, to-wit:

The southwest ¼ of Section 10, Township 6 south, Range 7 west of the 6th p.m., Mitchell County, Kansas, except a tract of land commencing at the northwest corner of the southwest ¼ of Section 10, Township 6 south, Range 7 west, thence south along the west line of said southwest ¼ 47.88 feet; thence east parallel with the north line of said southwest ¼ 20 feet to the point of beginning; thence south parallel with and 20 feet east of said west line 260 feet; thence east parallel with said north line 180 feet; thence north parallel with said west line 260 feet, thence west parallel with and 47.88 feet south of said north line 180 feet to the point of beginning; and.

The northeast ¼ of Section 22, Township 6 south, Range 7 west of the 6th p.m., Mitchell County, Kansas, except a tract of land containing 13.5 acres, inclusive of road right-of-way; and.

The southeast ¼ of Section 27, Township 6 south, Range 7 west of the 6th p.m., Mitchell County, Kansas; and

The west ½ of the southeast ¼ of Section 23, Township 6 south, Range 7 west of the 6th p.m., Mitchell County, Kansas.

Except easements and restrictions of record. Dated August 13, 2025.

-Gengler Family Farms, LLC, a Kansas Limited Liability Company, conveys and warrants to The Lois M Gengler Revocable Trust dated January 24, 1991, in and to the following described real estate in the County of Mitchell and the State of Kansas, to-wit:

The southeast ¼ of Section 15, Township 6 south, Range 7 west of the 6th p.m., Mitchell County, Kansas, except a tract of land in the southeast ¼ of Section 15, Township 6 south, Range 7 west of the 6th p.m., Mitchell County, Kansas; and

The northwest ¼ of Section 6, Township 6 south, Range 7 west of the 6th p.m., Mitchell County, Kansas; and

The northwest ¼ of Section 15, Township 6 south, Range 7 west of the 6th p.m., Mitchell County, Kansas; and

The southwst ¼ of Section 15, Township 6 south, Range 7 west of the 6th p.m., Mitchell County, Kansas.

Except easements and restrictions of record. Dated August 13, 2025.

### Kansas Warranty Deed

-Grantor Marjorie A Ireland, a single person, by and through her power of attorney, Carla Donker, conveys and warrants to Grantee Logan Higbee, a single person, all of the following described real estate in Mitchell County, Kansas:

Lots 9, 10, and the south ½ of Lot 11, Block 38, original City of Beloit, Mitchell County, Kansas

For the sum of \$1 and other good and valuable considerations, except and subject to: easements, restrictions, covenants, and reservations of record, if any. Dated September 5, 2025.

-On August 22, 2025, Patrick J Ziegler and Cathleen L Ziegler, husband and wife, convey and warrant to Patrick J Ziegler and Cathleen L Ziegler, Trustees, and their successors, under The Patrick J Ziegler and Cathleen L Ziegler Family Trust dated August 22, 2025, the following described real estate in Mitchell County, Kansas:

The northeast ¼ of the southeast ¼ of Section 22, Township 7 south, Range 7 west of the 6th p.m., Mitchell County, Kansas.

The southeast ¼ of the southeast ¼ of Section 22, Township 7 south, Range 7 west of the 6th p.m., Mitchell County, Kansas.

The southwest ¼ of the northwest ¼ of Section 23 and all of the southwest ¼ of Section 23, except that portion in the northeast ¼ of said southwest ¼ lying north and east of the Solomon River, all that part of the southeast ¼ of said Section 23 lying west of the Solomon River; all being situated in Township 7 south, Range 7 west of the 6th p.m., Mitchell County, Kansas.

The north ½ of the northwest ¼, except that part of the north ½ of the northwest ¼ lying east of the Solomon River, all in Section 26, Township 7 south, Range 7 west of the 6th p.m., Mitchell County, Kansas.

The south ½ of the southeast ¼ of Section 26, Township 7 south, Range 7 west of the 6th p.m., Mitchell County, Kansas; and

The south ½ of the southwest ¼ of Section 26, Township 7 south, Range 7 west of the 6th p.m., Mitchell County, Kansas.

The north ½ of the southeast ¼ and the northeast ¼ of the southwest ¼ all in Section 26, Township 7 south, Range 7 west of the 6th p.m., Mitchell County, Kansas.

A tract of land commencing at a point on the southeast corner of the northeast ¼ of Section 27, Township 7 south, Range 7 west of the 6th p.m., thence north 232.7 feet; thence west 480 feet; thence west-southwest 82 feet; thence southwest 181 feet; thence south 150 feet to a point on the south line of the northeast 1/4; thence east on the south line of the northeast ¼ to the point of beginning, Mitchell County, Kansas

The northeast ¼ of the southeast ¼ of Section 27, Township 7 south, Range 7 west of the 6th p.m., Mitchell County, Kansas.

The northeast ¼ of the northeast ¼ of Section 27, Township 7 south, Range 7 west of the 6th p.m., Mitchell County, Kansas.

The northwest ¼ of the southeast ¼ of Section 27, Township 7 south, Range 7 west of the 6th p.m., Mitchell County, Kansas.

The south ½ of the southeast ¼ of Section 27, Township 7 south, Range 7 west of the 6th p.m., Mitchell County, Kansas; and

The east ½ of the southwest ¼ of Section 27, Township 7 south, Range 7 west of the 6th p.m., Mitchell County, Kansas.

The southeast ¼ of the northwest ¼ and the southwest ¼ of the northeast ¼ of Section 27, Township 7 south, Range 7 west of the 6th p.m., Mitchell County, Kansas, except a tract commencing at the southwest corner of said northeast 1/4; thence 126 feet north to the point of beginning; thence north 1,194 feet to Township Road; thence east 210 feet thence south 1,194 feet; thence west 210 feet to point of beginning.

Subject to easements, restrictions, reservations and other matters of record.