
SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 30 day of July, 2013, between **RCP, LLC**, a Kansas limited liability company (the "Grantor") and the **CITY OF LAWRENCE, KANSAS**, a municipal corporation duly organized, incorporated and existing under and by virtue of the laws of the State of Kansas (the "Grantee"), whose mailing address is 6 E. 6th Street, Lawrence, Kansas 66044 Attn: City Manager:

WITNESSETH, THAT THE SAID GRANTOR, in consideration of the sum of **ONE HUNDRED DOLLARS (\$100.00)** and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents Sell and Convey unto **GRANTEE**, its successors and assigns, all of the Grantor's interest in the **REAL ESTATE**, situated in the County of Douglas, State of Kansas, as follows:

**Lot 2, Rock Chalk Park Addition No. 1, a subdivision in the City of Lawrence,
Douglas County, Kansas**

ALL SUBJECT to easements, restrictions, covenants and rights of way of record, zoning laws, taxes and assessments for the year 2013 and subsequent years, any matter that would be disclosed by an accurate survey of the foregoing and any encumbrances created by Grantee, including without limitation the items described on **Exhibit One** attached hereto.

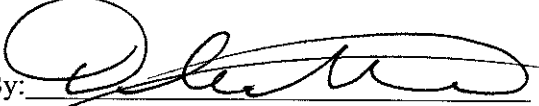
TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, forever. And said Grantor, for itself and its respective successors and assigns, does hereby covenant, promise and agree to and with said Grantee, that the Grantor will warrant and forever defend said interest unto the said Grantee, against said Grantor and its successors and assigns, and all and every person or persons whomsoever lawfully claiming or to claim the same by, through or under the Grantor, except for those matters aforesaid.

IN WITNESS WHEREOF, the **GRANTOR** has hereunto caused this Deed to be signed on its behalf by the President of its sole member, the day and year first above written.

RCP, LLC,

a Kansas limited liability company

By: The Kansas University Endowment
Association, a Kansas non profit
corporation,
its sole member

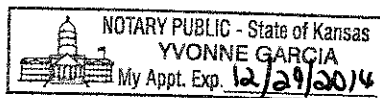
By: 
Dale Seuferling, President

ACKNOWLEDGMENT

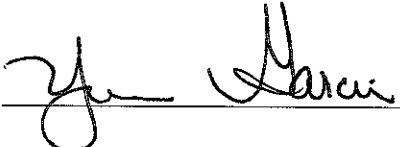
STATE OF KANSAS)
) ss
COUNTY OF DOUGLAS)

BE IT REMEMBERED, that on this 30 day of July, 2013, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Dale Seuferling as the President of The Kansas University Endowment Association, a Kansas non profit corporation, as the sole member of RCP, LLC, a Kansas limited liability company, who is personally known to me to be such officer, and who is personally known to me to be the same person who executed the within instrument on behalf of said corporation in its capacity as member of such limited liability company, and such officer duly acknowledged the execution of the same to be the act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.



[SEAL]

By: 

Notary Public

My commission expires: _____

EXHIBIT ONE

General and special taxes for 2013 and subsequent years.

Any matters that a current and complete survey of the above described real estate would disclose.

Potential mechanics liens arising from the Infrastructure Improvements (as defined in the Development Agreement dated July 10, 2013 to which Grantor and Grantee are parties).

County Road Right of Way along the East property line of the real property conveyed hereby.

Grant of Right of Way to Western Resources, Inc., recorded June 23, 2000, as counterparts in Book 678 at Pages 1073, 1077 and 1081 in the office of the Register of Deeds of Douglas County, Kansas.

Permanent Sanitary Sewer Easement to the City of Lawrence, Kansas, recorded February 15, 2008 in Book 1033 at Page 345 in the office of the Register of Deeds of Douglas County, Kansas.

Permanent Greenspace and Pedestrian and Recreational Path Easement to the City of Lawrence, Kansas, recorded February 15, 2008 in Book 1033 at Page 350 in the office of the Register of Deeds of Douglas County, Kansas.

Terms and provisions of appurtenant Easement Agreement between the City of Lawrence, Kansas, Grantor, and Fairway, L.C., Grantee, recorded December 11, 2008 in Book 1042 at Page 5336 in the office of the Register of Deeds of Douglas County, Kansas.

Easements, restrictions, reservations, building set-back lines and notes, if any, established by plat recorded in Book 18 at Page 628 in the office of the Register of Deeds of Douglas County, Kansas.

Street Tree Plan recorded June 27, 2013 in Book 1103 at Page 548 in the office of the Register of Deeds of Douglas County, Kansas.

Right to Repurchase vested in the Memorandum of Repurchase Rights that provides RCP, or its successor in interest as owner of fee title to Lot 1 Rock Chalk Park Addition No. 1, a subdivision in the City of Lawrence, Douglas County, Kansas, as evidenced by Memorandum of Repurchase Rights recorded _____, 2013 in Book ____ at Page ____ in the office of the Register of Deeds of Douglas County, Kansas.