

KANSAS CORPORATION COMMISSION
OIL & GAS CONSERVATION DIVISION

Form T-1
April 2019
Form must be Typed
Form must be Signed
All blanks must be Filled

**REQUEST FOR CHANGE OF OPERATOR
TRANSFER OF INJECTION OR SURFACE PIT PERMIT**

Form KSONA-1, Certification of Compliance with the Kansas Surface Owner Notification Act,
MUST be submitted with this form.

Check applicable boxes:

- Oil Lease: No. of Oil Wells _____ **
- Gas Lease: No. of Gas Wells _____ **
- Gas Gathering System: _____
- Saltwater Disposal Well - Permit No.: _____
Spot Location: _____ feet from N / S Line
_____ feet from E / W Line
- Enhanced Recovery Project Permit No.: _____
Entire Project: Yes No
Number of Injection Wells _____ **

Field Name: _____

**** Side Two Must Be Completed.**

Effective Date of Transfer: _____

KS Dept of Revenue Lease No.: _____

Lease Name: _____

____ - ____ - ____ - ____ Sec. ____ Twp. ____ R. E W

Legal Description of Lease: _____

County: _____

Production Zone(s): _____

Injection Zone(s): _____

Surface Pit Permit No.: _____
(API No. if Drill Pit, WO or Haul)

_____ feet from N / S Line of Section

_____ feet from E / W Line of Section

Type of Pit: Emergency Burn Settling Haul-Off Workover Drilling

Past Operator's License No. _____

Contact Person: _____

Past Operator's Name & Address: _____

Phone: _____

Title: _____

Signature: _____

New Operator's License No. _____

Contact Person: _____

New Operator's Name & Address: _____

Phone: _____

New Operator's Email: _____

Date: _____

Title: _____

Signature: _____

Acknowledgment of Transfer: The above request for transfer of injection authorization, surface pit permit # _____ has been noted, approved and duly recorded in the records of the Kansas Corporation Commission. This acknowledgment of transfer pertains to Kansas Corporation Commission records only and does not convey any ownership interest in the above injection well(s) or pit permit.

_____ is acknowledged as
the new operator and may continue to inject fluids as authorized by

Permit No.: _____ . Recommended action: _____

Date: _____

Authorized Signature

_____ is acknowledged as
the new operator of the above named lease containing the surface pit

permitted by No.: _____ .

Date: _____

Authorized Signature

DISTRICT _____ EPR _____ PRODUCTION _____ UIC _____

Side Two

Must Be Filed For All Wells

KDOR Lease No.: _____

* Lease Name: _____ * Location: _____

Well No.	API No. (YR DRLD/PRE '67)	Footage from Section Line (i.e. FSL = Feet from South Line)		Type of Well (Oil/Gas/INJ/WSW)	Well Status (PROD/TA'D/Abandoned)
		<i>Circle:</i> FSL/FNL	<i>Circle:</i> FEL/FWL		
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____
_____	_____	_____ FSL/FNL	_____ FEL/FWL	_____	_____

A separate sheet may be attached if necessary.

* When transferring a unit which consists of more than one lease please file a separate side two for each lease. If a lease covers more than one section please indicate which section each well is located.

KANSAS CORPORATION COMMISSION
OIL & GAS CONSERVATION DIVISION

Form KSONA-1

July 2021

Form Must Be Typed

Form must be Signed

All blanks must be Filled

**CERTIFICATION OF COMPLIANCE WITH THE
KANSAS SURFACE OWNER NOTIFICATION ACT**

This form must be submitted with all Forms C-1 (Notice of Intent to Drill); CB-1 (Cathodic Protection Borehole Intent); T-1 (Request for Change of Operator Transfer of Injection or Surface Pit Permit); and CP-1 (Well Plugging Application). Any such form submitted without an accompanying Form KSONA-1 will be returned.

Select the corresponding form being filed: C-1 (Intent) CB-1 (Cathodic Protection Borehole Intent) T-1 (Transfer) CP-1 (Plugging Application)

OPERATOR: License # _____

Name: _____

Address 1: _____

Address 2: _____

City: _____ State: _____ Zip: _____ + _____

Contact Person: _____

Phone: (_____) _____ Fax: (_____) _____

Email Address: _____

Well Location:

____ - ____ - ____ - ____ Sec. ____ Twp. ____ S. R. ____ East West

County: _____

Lease Name: _____ Well #: _____

If filing a Form T-1 for multiple wells on a lease, enter the legal description of the lease below:

Surface Owner Information:

Name: _____

Address 1: _____

Address 2: _____

City: _____ State: _____ Zip: _____ + _____

When filing a Form T-1 involving multiple surface owners, attach an additional sheet listing all of the information to the left for each surface owner. Surface owner information can be found in the records of the register of deeds for the county, and in the real estate property tax records of the county treasurer.

If this form is being submitted with a Form C-1 (Intent) or CB-1 (Cathodic Protection Borehole Intent), you must supply the surface owners and the KCC with a plat showing the predicted locations of lease roads, tank batteries, pipelines, and electrical lines. The locations shown on the plat are preliminary non-binding estimates. The locations may be entered on the Form C-1 plat, Form CB-1 plat, or a separate plat may be submitted.

Select one of the following:

- I certify that, pursuant to the Kansas Surface Owner Notice Act (see Chapter 55 of the Kansas Statutes Annotated), I have provided the following to the surface owner(s) of the land upon which the subject well is or will be located: 1) a copy of the Form C-1, Form CB-1, Form T-1, or Form CP-1 that I am filing in connection with this form; 2) if the form being filed is a Form C-1 or Form CB-1, the plat(s) required by this form; and 3) my operator name, address, phone number, fax, and email address.
- I have not provided this information to the surface owner(s). I acknowledge that, because I have not provided this information, the KCC will be required to send this information to the surface owner(s). To mitigate the additional cost of the KCC performing this task, I acknowledge that I must provide the name and address of the surface owner by filling out the top section of this form and that I am being charged a \$30.00 handling fee, payable to the KCC, which is enclosed with this form.

If choosing the second option, submit payment of the \$30.00 handling fee with this form. If the fee is not received with this form, the KSONA-1 form and the associated Form C-1, Form CB-1, Form T-1, or Form CP-1 will be returned.

I hereby certify that the statements made herein are true and correct to the best of my knowledge and belief.

Date: _____ Signature of Operator or Agent: _____ Title: _____



ASSIGNMENT OF OIL AND GAS LEASE

KNOW ALL MEN BY THESE PRESENTS:

THAT THE undersigned, OWENS PETROLEUM, LLC, (hereinafter referred to as "Assignor"), for and in consideration of One Dollar (\$1.00), does hereby sell, assign, transfer and set over unto RJ ENERGY, LLC, (hereinafter referred to as "Assignee"), all Assignor's right, title, and all its interest in the oil and gas leases described in attached Exhibit A, pages 1-5, together with all the rights incident thereto, the personal property thereon, appurtenant thereto, or used or obtained in connection therewith.

AND FOR the same consideration, Assignor covenants with Assignee, their heirs, successors or assigns: that Assignor is the lawful owner of and has good title in the lease and interest above stated in and to said lease, estate, rights and property, free and clear from all liens, encumbrances or adverse claims; that said lease is valid and subsisting lease on the land above described, and all rentals and royalties due thereunder have been paid and all conditions necessary to keep the same in full force have been duly performed; and that Assignor will warrant and forever defend the same against all persons whomsoever, lawfully claiming or to claim the same.

EFFECTIVE DATE. This Conveyance shall be effective as of April 1, 2024.

OWENS PETROLEUM, LLC

Scott Owens

Scott Owens

STATE OF Kansas, COUNTY OF Woodson ss:

BEFORE ME, the undersigned, a Notary Public, within and for said county and state, on this 2nd day of April, 2024, personally appeared Scott Owens of OWENS PETROLEUM, LLC, to me known to be the identical person whom executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

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

Jamie S. Matile
Notary Public

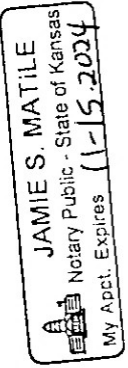


Exhibit A, page 1

Attached to and made a part of the Assignment of Oil and Gas Lease dated effective April 1, 2024, 2024, by and between Owens Energy, LLC. as Assignor and Owens Petroleum, LLC. as Assignee.

LEASE:

LESSOR: **BRODMERKLE NORTH**
Opal E. Brodmerkle, Philip L. Brodmerkle, and Margaret I. Brodmerkle

LESSEE: C & C Oil Company

DATE: August 5, 1963

RECORDED: Book 27, Misc., Page 414 of records of Woodson County, Kansas

LAND: All that part of the Southwest Quarter owned by first parties.

(At the time the lease was granted, the Lessors owned the following described property in the SW/4, Section 30.)

The West 100 acres of the SW4, Section 30; and a tract in said SW4 commencing at a point 100 rods East of the SW/Corner of Section 30, thence East 10 chains and 90 links, thence North to the center of Section line, thence West 10 chains and 45 links thence South to POB, all in Section 30, T23S, R17E, Woodson County, Kansas.

LEASE:

LESSOR: **TIDD**
Ola Tidd, a widow

LESSEE: Jeffie Hobbs and Norman Bell

DATE: May 29, 1962

RECORDED: Book 27, Misc., Page 412 of records of Woodson County, Kansas

LAND: That part of the Northwest quarter (NW/4) lying South and West of the Neosho River, Section 30, Township 23 S, Range 17 E, Woodson County, Kansas.

LEASE:

LESSOR: **FREEMAN, JOAN**
Bill Freeman and Joan Freeman, husband and wife

LESSEE: Yazoo Valley Gravel Company, Inc.

DATE: July 2, 1968

RECORDED: Book 27, Misc., Page 537 of records of Woodson County, Kansas

LAND: East one-half of the Southeast one-quarter, containing 80 acres, Section 25, Township 23 S, Range 16 E, Woodson County, Kansas.

LEASE:

LESSOR: **LEEDY**
Eugene N. Leedy and Gladys G. Leedy

LESSEE: L. L. Bennett and Dave Abels

DATE: December 29, 1950

RECORDED: Book 13, Misc., Page 257 of records of Woodson County, Kansas

LAND: The Northeast Quarter South of the Neosho River, in Section Twenty-five (25), Township Twenty-three (23) South, Range Sixteen (16) East, Woodson County, Kansas.

Exhibit A, page 2

Attached to and made a part of the Assignment of Oil and Gas Lease dated effective April 1, 2024, 2024, by and between Owens Energy, LLC. as Assignor and Owens Petroleum, LLC. as Assignee.

George/Chandler Lease (JB George)

LESSOR: Jacob George and Bessie George; C.W. Chandler and Leona Chandler
 LESSEE: Edward Hale Oil and Gas Company
 DATE OF LEASE: November 3, 1936
 RECORDED: Book 7, at page 547 on March 5, 1937
 LEGAL DSC: The South Half (SX) of the Northwest Quarter (NW¼) and the North Half (NX) of the Southwest Quarter (SW¼) of Section 5, Township 24 South, Range 17 East of the 6th P.M., containing 160 acres, more or less.
 WORKING INT: 7/8 of 8/8 [N.R.I. 87.5%]

Bergman Lease (R.George)

LESSOR: Ernest F. Bergman and Johanna Bergman, his wife
 LESSEE: Gilbert Larson
 DATE OF LEASE: July 9, 1947
 RECORDED: Book 13, at page 188 on August 9, 1947
 LEGAL DSC: All that part of the West Half (WX) of the MK&T Southeast Quarter (SEX) lying north of the Neosho Railroad right of way and south of the Neosho River in Section 30, Township 23 South, Range 17 East of the 6th P.M., Woodson County, Kansas; and all that part of the East Half (EX) of the Southeast Quarter (SEX) south and east of the Neosho River, also a small part of the West Half (WX) of the Southeast Quarter (SEX) on which three wells have been drilled in Section 30, Township 23 South, Range 17 East of the 6th P.M., Woodson County, Kansas.
 WORKING INT: 7/8 of 8/8 [N.R.I. 87.5%]

Dunne Lease

LESSOR: Jack D. Dunne and Joan G. Dunne, his wife; and Dorothy W. Dunne Trust
 LESSEE: Victor J. Leis
 DATE OF LEASE: May 8, 1978
 RECORDED: Book 47, at page 541 on May 10, 1978
 LEGAL DSC: The West Half (WX) of the Southwest Quarter (SW¼); the East Half (EX) of the Southwest fractional Quarter (SWfr¼); the West two-thirds (2/3rds) of the Southwest Quarter (SW¼) of the Southeast Quarter (SEX); the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼); and the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) west of the river, all in Section 29, Township 23 South, Range 17 East of the 6th P.M., Woodson County, Kansas.
 WORKING INT: 7/8 of 8/8 [N.R.I. 87.5%]

Exhibit A, page 3

Attached to and made a part of the Assignment of Oil and Gas Lease dated effective April 1, 2024, 2024, by and between Owens Energy, LLC. as Assignor and Owens Petroleum, LLC. as Assignee.

Brodmerkle Lease

LESSOR: Phillip Brodmerkle and Myrtle I. Brodmerkle, his wife; and Opal E. Brodmerkle, a widow
 LESSEE: Jeff Hobbs and Norman Bell
 DATE OF LEASE: April 3, 1965
 RECORDED: Book 27, at page 198 on June 1, 1965
 LEGAL DSC: Brodmerkle East: The East Half (E½) of the Northwest Quarter (NW¼) and the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of Section 31, Township 23 South, Range 17 East of the 6th P.M., Woodson County, Kansas; and,
 Brodmerkle West: The West Half (W½) of the Northwest Quarter (NW¼) and the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section 31, Township 23 South, Range 17 East of the 6th P.M., Woodson County, Kansas.
 WORKING INT: 7/8 of 8/8 [N.R.I. 87.5%]

Chandler Lease (Tri-State)

LESSOR: C.W. Chandler and Leona Chandler, his wife
 LESSEE: Norman Bell, d/b/a Bell Oil Company
 DATE OF LEASE: November 9, 1981
 RECORDED: Book 56, at page 19 on March 3, 1982
 LEGAL DSC: The South Half (S½) of the Northeast Quarter (NE¼) of Section 6, Township 24 South, Range 17 East of the 6th P.M., Woodson County, Kansas.
 WORKING INT: 7/8 of 8/8 [N.R.I. 87.5%]

Fred Ellis Lease (B)

LESSOR: Fred Ellis and Sylvia Ellis, husband and wife
 LESSEE: Norman Bell and Raymond Bell, d/b/a Bell Oil Company
 DATE OF LEASE: October 10, 1969
 RECORDED: Book 27, at page 541 on November 12, 1969
 LEGAL DSC: 25 acres in the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section 31, Township 23 South, Range 17 East of the 6th P.M., Woodson County, Kansas.
 WORKING INT: 7/8 of 8/8 [N.R.I. 87.5%]

Fred Ellis Lease (North)

LESSOR: Fred Ellis and Sylvia Ellis, husband and wife
 LESSEE: Norman Bell
 DATE OF LEASE: August 1, 1966
 RECORDED: Book 27, at page 256 on September 2, 1966
 LEGAL DSC: Southwest Half (SW½) [sic] of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section 31, Township 23 South, Range 17 East of the 6th P.M., Woodson County, Kansas.
 WORKING INT: 7/8 of 8/8 [N.R.I. 87.5%]

Exhibit A, page 4

Attached to and made a part of the Assignment of Oil and Gas Lease dated effective April 1, 2024, 2024, by and between Owens Energy, LLC, as Assignor and Owens Petroleum, LLC, as Assignee.

Kenneth Ellis Lease

LESSOR: Kenneth P. Ellis, a widower
 LESSEE: Bell Oil Company
 DATE OF LEASE: August 17, 1970
 RECORDED: Book 45, at page 244 on December 4, 1975
 LEGAL DSC: North Half (N½) of the Northeast Quarter (NE¼), less and except all that part lying south and east of the center of the AT&SF Railroad (now abandoned), Section 6, Township 24 South, Range 17 East of the 6th P.M., Woodson County, Kansas
 WORKING INT: 7/8 of 8/8 [N.R.I. 87.5%]

Swan Lease (German)

LESSOR: William M. Swan and Thelma G. Swan
 LESSEE: Norman J. Bell and Pauline F. Bell
 DATE OF LEASE: May 1, 1966
 RECORDED: Book 37, at page 529 on June 3, 1966
 LEGAL DSC: Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) of Section 31, Township 23 South, Range 17

WORKING INT: East of the 6th P.M., Woodson County, Kansas
 7/8 of 8/8 [N.R.I. 87.5%]

Ellis Lease (Ellis & Spect)

LESSOR: Sylvia Ellis
 LESSEE: Robert B. Leedy and Darrell E. Ellis, d/b/a R and D Oil Co.
 DATE OF LEASE: February 1, 1979
 RECORDED: Book 48, at page 481 on February 20, 1979
 LEGAL DSC: The Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section 31, Township 23 South, Range 17 East of the 6th P.M.; the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section 31, Township 23 South, Range 17 East of the 6th P.M.; the Northwest Third (NW 1/3) of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼), containing 15 acres, more or less, of Section 31, Township 23 South, Range 17 East of the 6th P.M.; the East Half (E½) of the Northeast Quarter (NE¼), lying south of the railroad, containing 60 acres, more or less, of Section 31, Township 23 South, Range 17 East of the 6th P.M.; the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section 6, Township 24 South, Range 17 East of the 6th P.M., containing 40 acres.
 WORKING INT: 7/8 of 8/8 [N.R.I. 87.5%]

Exhibit A, page 5

Attached to and made a part of the Assignment of Oil and Gas Lease dated effective April 1, 2024, 2024, by and between Owens Energy, LLC. as Assignor and Owens Petroleum, LLC. as Assignee.

LEASE:

LESSOR:

LESSEE:

DATE:

RECORDED:

LAND:

NEWTON

Clay Newton and Nancy J Newton, husband and wife.

Owens Petroleum, LLC

June 1, 2016

Book 97, Misc., Page 164 of records of Woodson County, Kansas

Northeast Quarter of the Northeast Quarter (NE/4 NE/4) of Section Thirty-one (31), lying north of the MKT railroad right of way AND, the Northwest Quarter of the Northwest Quarter (NW/4 NW/4) of Section Thirty-two (32), lying North of the MKT railroad right of way, all in Township Twenty-three (23) South, Range Seventeen (17) East. Woodson County, Kansas.

LEASE:

LESSOR:

LESSEE:

DATE:

RECORDED:

LAND:

BEAMAN

Eugene N. Leedy

Leedy-Beaman Oil Production

November 14, 1978

Book 48, Misc., Page 296 of records of Woodson County, Kansas

Neosho Falls City, Lots 5, 6, 7, 8, of Block 39.
Section Thirty-two (32), Township Twenty-three (23) South, Range Seventeen (17) East, Woodson County, Kansas.

LEASE:

LESSOR:

LESSEE:

DATE:

RECORDED:

LAND:

GLEUE

Helmuth A. and Louise R. Gleue

D. J. Schmidt

September 01, 1979

Book 54, Page 484 of records of Woodson County, Kansas.

Neosho Falls City, Lots 5, 6, 7, 8, of Block 39.
Section Thirty-two (32), Township Twenty-three (23) South, Range Seventeen (17) East, Woodson County, Kansas.

LEASE:

LESSOR:

LESSEE:

DATE:

RECORDED:

LAND:

ECK

KCE, Inc.,

OWENS PETROLEUM, LLC

March 15, 2017

Book S97, Page 638 of records of Woodson County, Kansas.

The East 72 acres of NW/4, Section Four (4), Township Twenty-four (24) South, Range Seventeen (17) East, and the N/2 of the SW/4, and 8 acres off the West side of the E/2 of the NW/4, and the W/2 of the NW/4 of Section 4, except a tract of land in the NW corner described as follows: Beginning at the Northwest corner of said NW/4 Section, running thence South 34.5 rods, thence East to the M.K.&T. Railroad right-of-way, thence in a northwesterly direction along said railroad right-of-way to the North line of said NW/4 Section, thence West to place of beginning; Also except a tract of land describes as follows: Commencing at a point on the North line of said NW/4 Section where the East line of the right-of-way of said M.K.&T. Railroad Company crosses the same, running thence East 18 rods, thence South 22 rods, thence West to the right-of-way of said M.K.&T. Railroad Company, thence North along said right-of-way to place of beginning. And except a tract of land described as follows" Commencing at a point on the North line of said NW/4 Section, 18 rods East of the East line of the right-of-way of the said of said M.K.&T. Railroad Company, running thence South 20 rods, thence East 20 rods, thence North 20 rods, thence West 20 rods to the place of beginning. all in Township 24 South, Range 17 East of the 6th P.M., Woodson County, Kansas