




State of Kansas, Gray County
This instrument filed
08/08/2025 at 11:08 AM
Book 146 Page 179-182
Fee: \$72.00



Renee L. Shriner, Register of Deeds

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned, Trustees of the JAMES A. DEVINE Share of the FRANCIS and DOROTHY DEVINE Joint Revocable Trust, dated June 26, 1989, hereinafter referred to as a "OWNER," is the OWNER of certain real property hereinafter referred to as "THE LAND," and more particularly described as follows:

A parcel of land located in the North Half (N½) of Section Twenty-eight (28), Township Twenty-nine (29) South, Range Twenty-seven (27) West of the 6th P.M., Gray County, Kansas, more particularly described as follows by Thad C. Reynolds, L.S. #1354, on October 10, 2024: Commencing at the Northeast corner of said N½; thence N88°27'34"W along the North line of said N½, a distance of 2,450.00 feet to the Point of Beginning of a parcel to be described; thence S01°32'26"W a distance of 1,030.00 feet; thence N88°27'34"W a distance of 440.00 feet; thence N01°32'26"E a distance of 1,030.00 feet to said North line; thence S88°27'34"E along said North line a distance of 440.00 feet to the Point of Beginning. Said parcel contains 10.40 acres, more or less, and is subject to easements, reservations and restrictions of record.

WHEREAS, the OWNER is now selling THE LAND and desires to restrict the use of THE LAND as follows:

I

THE LAND shall not be given away, sold, leased, rented, conveyed, or in anyway alienated unto any person or entity, except and subject to the terms and conditions of these Restrictions.

II

THE LAND shall not be re-subdivided into any building lots of any type and for any purpose.

III

No activity may be performed on THE LAND that interferes with the use and enjoyment of the surrounding property located in the North Half (N½) of Section Twenty-eight (28), Township Twenty-nine (29) South, Range Twenty-seven (27) West of the 6th P.M., Gray County, Kansas.

IV

All livestock or other agricultural waste shall be contained on THE LAND or removed to avoid leaching, flowing, or drainage onto the surrounding property.

V

No part of THE LAND shall be used as a dumping ground for rubbish, trash, garbage , machinery, equipment, vehicles or other waste material.

VI

These covenants are to run with THE LAND and shall be binding on all parties and all persons for a period of thirty-five (35) years from the date these Restrictions are recorded, at which time said covenants shall be automatically extended for successive periods of ten (10) years each unless an instrument signed by the then owner of THE LAND has been recorded at any time after the expiration of the 35-year period agreeing to change these covenants in whole or in part. These restrictions may be amended by written agreement of the OWNER and subsequent person or persons owning THE LAND and the recording of such amendment.

VII

Enforcement of these Restrictions shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

VIII

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions, all of which shall remain in full force and effect.

Dated 7/30, 2025.

JAMES A. DEVINE Share of the FRANCIS and DOROTHY DEVINE Joint Revocable Trust, dated 26, 1989

By: _____
MARGARET M. JOHNSON, Trustee

By: *[Signature]*
ALICE A. DEVINE, Trustee

STATE OF KANSAS, COUNTY OF _____, ss:

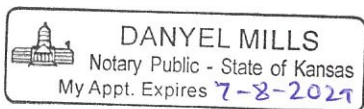
The foregoing instrument was acknowledged before me on _____, 2025, by MARGARET M. JOHNSON, Trustee of the JAMES A. DEVINE Share of the FRANCIS and DOROTHY DEVINE Joint Revocable Trust, dated June 26, 1989.

Notary Public

Printed Name

STATE OF KANSAS, COUNTY OF Shawnee, ss:

The foregoing instrument was acknowledged before me on 7-30, 2025, by ALICE A. DEVINE, Trustee of the JAMES A. DEVINE Share of the FRANCIS and DOROTHY DEVINE Joint Revocable Trust, dated June 26, 1989.



[Signature]
Notary Public

Danyel Mills
Printed Name

VIII

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions, all of which shall remain in full force and effect.

Dated July 31, 2025.

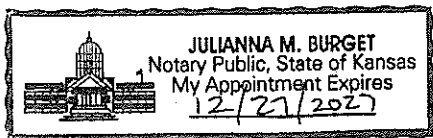
JAMES A. DEVINE Share of the FRANCIS and DOROTHY DEVINE Joint Revocable Trust, dated 26, 1989

By: Margaret M. Johnson
MARGARET M. JOHNSON, Trustee

By: _____
ALICE A. DEVINE, Trustee

STATE OF KANSAS, COUNTY OF SEDGWICK, ss:

The foregoing instrument was acknowledged before me on July 31, 2025, by MARGARET M. JOHNSON, Trustee of the JAMES A. DEVINE Share of the FRANCIS and DOROTHY DEVINE Joint Revocable Trust, dated June 26, 1989.



Julianna M. Burget
Notary Public
JULIANNA M BURGET
Printed Name

STATE OF KANSAS, COUNTY OF _____, ss:

The foregoing instrument was acknowledged before me on _____, 2025, by ALICE A. DEVINE, Trustee of the JAMES A. DEVINE Share of the FRANCIS and DOROTHY DEVINE Joint Revocable Trust, dated June 26, 1989.

Notary Public

Printed Name



State of Kansas.Gray County
This instrument filed
04/20/2026 at 11:19 AM
Book 148 Page 114-116
Fee: \$55.00

Renee L Shriner
Renee L Shriner, Register of Deeds

AMENDMENT TO DECLARATION OF RESTRICTIONS

OTD-COPIED
DEED

WHEREAS the following described property is subject to a Declaration of Restrictions filed on August 8, 2025, in Book 146, at Pages 179-182:

A parcel of land located in the North Half (N½) of Section Twenty-eight (28), Township Twenty-nine (29) South, Range Twenty-seven (27) West of the 6th P.M., Gray County, Kansas, more particularly described as follows by Thad C. Reynolds, L.S. #1354, on October 10, 2024: Commencing at the Northeast corner of said N½; thence N88°27'34"W along the North line of said N½, a distance of 2,450.00 feet to the Point of Beginning of a parcel to be described; thence S01°32'26"W a distance of 1,030.00 feet; thence N88°27'34"W a distance of 440.00 feet; thence N01°32'26"E a distance of 1,030.00 feet to said North line; thence S88°27'34"E along said North line a distance of 440.00 feet to the Point of Beginning. Said parcel contains 10.40 acres, more or less, and is subject to easements, reservations and restrictions of record.

WHEREAS the owner desires to amend said Declaration of Restrictions as follows:

1. Section III is hereby deleted in its entirety.
2. The wording in Section V is hereby amended by deleting the word "machinery" and the word "equipment."
3. Section VI is hereby amended by changing the period of 35 years to 20 years.

Except as herein amended and modified, the Declaration of Restrictions as executed shall remain in full force and effect.

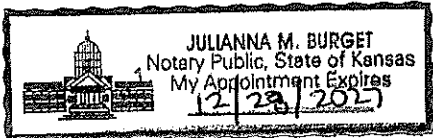
JAMES A. DEVINE Share of the FRANCIS and DOROTHY DEVINE Joint Revocable Trust, dated 26, 1989

By: Margaret M. Johnson
MARGARET M. JOHNSON, Trustee

By: _____
ALICE A. DEVINE, Trustee

STATE OF KANSAS, COUNTY OF Sedgewick, ss:

The foregoing instrument was acknowledged before me on April 7, 2026, by MARGARET M. JOHNSON, Trustee of the JAMES A. DEVINE Share of the FRANCIS and DOROTHY DEVINE Joint Revocable Trust, dated June 26, 1989.



Julianna M. Burget
Notary Public
Printed Name: Julianna M Burget

STATE OF KANSAS, COUNTY OF _____, ss:

The foregoing instrument was acknowledged before me on _____, 2026, by ALICE A. DEVINE, Trustee of the JAMES A. DEVINE Share of the FRANCIS and DOROTHY DEVINE Joint Revocable Trust, dated June 26, 1989.

Notary Public
Printed Name: _____

JAMES A. DEVINE Share of the FRANCIS
and DOROTHY DEVINE Joint Revocable
Trust, dated 26, 1989

By: _____
MARGARET M. JOHNSON, Trustee

By: *Alice A. Devine*
ALICE A. DEVINE, Trustee

STATE OF KANSAS, COUNTY OF _____, ss:

The foregoing instrument was acknowledged before me on _____, 2026, by
MARGARET M. JOHNSON, Trustee of the JAMES A. DEVINE Share of the FRANCIS and
DOROTHY DEVINE Joint Revocable Trust, dated June 26, 1989.

Notary Public
Printed Name: _____

STATE OF KANSAS, COUNTY OF Shawnee, ss:

The foregoing instrument was acknowledged before me on April 8, 2026, by ALICE
A. DEVINE, Trustee of the JAMES A. DEVINE Share of the FRANCIS and DOROTHY DEVINE
Joint Revocable Trust, dated June 26, 1989.



Dieshia Boldridge
Notary Public
Printed Name: Dieshia Boldridge

Restrictions with Amended Changes

PHOTO-COPIED
INDEXED



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Renee L Shriner, Register of Deeds

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II

THE LAND shall not be re-subdivided into any building lots of any type and for any purpose.

REMOVED

X

~~No activity may be performed on THE LAND that interferes with the use and enjoyment of the surrounding property located in the North Half (N1/2) of Section Twenty eight (28), Township Twenty nine (29) South, Range Twenty seven (27) West of the 6th P.M., Gray County, Kansas.~~

IV

All livestock or other agricultural waste shall be contained on THE LAND or removed to avoid leaching, flowing, or drainage onto the surrounding property.

V

No part of THE LAND shall be used as a dumping ground for rubbish, trash, garbage, ~~machinery, equipment,~~ vehicles or other waste material.
removed

↑ twenty years (20) VI

twenty year

These covenants are to run with THE LAND and shall be binding on all parties and all persons for a period of ~~thirty five (35) years~~ from the date these Restrictions are recorded, at which time said covenants shall be automatically extended for successive periods of ten (10) years each unless an instrument signed by the then owner of THE LAND has been recorded at any time after the expiration of the ~~35 year period~~ agreeing to change these covenants in whole or in part. These restrictions may be amended by written agreement of the OWNER and subsequent person or persons owning THE LAND and the recording of such amendment.

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Dated 7/30, 2025.

JAMES A. DEVINE Share of the FRANCIS and DOROTHY DEVINE Joint Revocable Trust, dated 26, 1989

By: _____
MARGARET M. JOHNSON, Trustee

By: *Alice A. Devine*
ALICE A. DEVINE, Trustee

STATE OF KANSAS, COUNTY OF _____, ss:

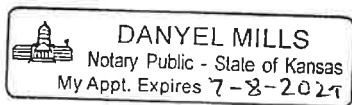
The foregoing instrument was acknowledged before me on _____, 2025, by MARGARET M. JOHNSON, Trustee of the JAMES A. DEVINE Share of the FRANCIS and DOROTHY DEVINE Joint Revocable Trust, dated June 26, 1989.

Notary Public

Printed Name

STATE OF KANSAS, COUNTY OF Shawnee, ss:

The foregoing instrument was acknowledged before me on 7-30, 2025, by ALICE A. DEVINE, Trustee of the JAMES A. DEVINE Share of the FRANCIS and DOROTHY DEVINE Joint Revocable Trust, dated June 26, 1989.



Danyel Mills
Notary Public
Danyel Mills
Printed Name

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Dated July 31, 2025.

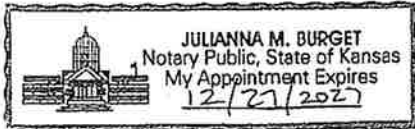
JAMES A. DEVINE Share of the FRANCIS and DOROTHY DEVINE Joint Revocable Trust, dated 26, 1989

By: Margaret M. Johnson
MARGARET M. JOHNSON, Trustee

By: _____
ALICE A. DEVINE, Trustee

STATE OF KANSAS, COUNTY OF SEDGWICK, ss:

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Julianna M. Burget
Notary Public
JULIANNA M BURGET
Printed Name

STATE OF KANSAS, COUNTY OF _____, ss:

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Notary Public

Printed Name