

two Thousand Dollars to her duly paid
 has sold and by these presents does
 grant and convey to the said party
 of the second part her heirs and
 assigns forever all that tract or parcel
 of land described to wit: The North East
 quarter of the South West fractional quarter
 of Section twenty nine Township Twelve
 Range twenty in Jefferson County Kansas
 containing forty acres with the appurtenances
 and all the estate title and interest
 of the said party of the first part therein
 and the said Martha Robinson does
 hereby covenant and agree that at the
 delivery hereof she is the lawful owner of the
 premises above granted and seized of a
 good and indefeasible estate of inheritance
 therein free and clear of all incumbrances
 and that she will warrant and de-
 fend the above granted premises in the
 quiet and peaceable possession of the
 said party of the second part her heirs
 and assigns forever in witness whereof
 the said party of the first part has
 hereunto set her hand and seal the
 day and year above written sealed and
 delivered in presence of) Martha Robinson (Seal)
 by her Attorney in fact Charles Robinson (Seal)
 State of Kansas County of Douglas, S.S. On this
 tenth day of March 1864. before me a Notary
 Public in and for said County came
 Charles Robinson being to me personally known
 to be the identical person described in and
 whose name is affixed to the above con-
 veyance as the attorney in fact for said Martha
 Robinson the grantor and acknowledged the same
 to be her own voluntary act and deed in
 testimony whereof I have hereunto subscribed