

of Three Hundred Dollars, to him duly  
 paid, has sold, and by these presents  
 does grant and convey to the said party  
 of the second part, his heirs and  
 assigns forever, all that tract or parcel  
 of land, described as follows to wit:  
 Beginning at a point ten rods due West  
 of the South East corner of the North  
 East quarter of Section No. Thirty, in  
 Township Twelve, of Range Twenty, thence  
 due South forty rods, thence due East  
 twelve rods, to the place of beginning, con-  
 taining three acres, situate in County of  
 Jefferson, State of Kansas, with the  
 appurtenances, and all the estate, title  
 and interest of the said party of the  
 first part therein, And the said William  
 A. Simpson does hereby covenant and  
 agree, that at the delivery hereby covenant  
 and agree; that at the delivery hereof  
 he 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 incumbrance, and  
 that he will Warrant and Defend the  
 above granted premises in the quiet  
 and peaceable possession of the said  
 party of the second part, his heirs and  
 assigns forever. In Witness Whereof,  
 the said party of the first part has  
 hereunto set his hand and seal, the  
 day and year above written, William  
 A. Simpson (Seal) Sealed and delivered  
 in presence of W. O. K. Cone, State of Kansas  
 County of Douglas ss. On this 20<sup>th</sup> day of May  
 before me a Notary Public, in and for  
 said County, came William A. Simpson, to  
 me personally known to be the identical person