

East Twenty rods, thence South Twenty rods
 to the place of beginning, containing two
 and one half acres hereby reserving from
 the South and East sides of said tract
 a strip of land thirty feet wide which
 is hereby forever dedicated & set apart as
 a public Street & highway, with the appur-
 tenances 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 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 incumbrances, 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
 H. H. Simpson State of Kansas County of
 Douglas ss On this Sixth day of August
 1864, before me a justice of the peace
 in and for said County, came William
 A. Simpson to me personally known to be
 the identical person described in and
 who signed the above conveyance as
 grantor and acknowledged the same
 to be his own voluntary act and
 deed, In Testimony Whereof, I have
 hereunto subscribed my name and
 affixed my official seal on the day
 and year last above written, C. D. Ladd