

state, title and interest, of the said
 party of the first part therein; And
 the said William S. 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 gran-
 ted 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 second part has hereunto
 set his hand and seal the day and
 year above written, William S. Simpson
 (Seal) Sealed and delivered in presence
 of W. O. K. Cone, State of Kansas, County
 of Douglas ss, On this eighteenth day
 of May, before me a Notary Public in
 and for said County came William
 S. Simpson, to me personally known
 to be the identical person described
 in, and who signed the above Convey-
 ance 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. W. O. K. Cone Notary Public
 Douglas Co, Kansas (S.S.) (Fifty cents
 in M. S. & R. Stamps affixed to the
 above Deed marked W. S. S. 5/18/64)