

agree that at the delivery hereof he is
 the lawful owner of the premises above
 granted, and seized of a good and
 in defeasible 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 deli-
 vered in the presence of W. S. McCurdy,
 State of Kansas County of Douglas ss.
 On this second day of August, before me
 a Notary Public 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.
 Joseph C. Riggs, Notary Public Douglas Co. Kans.
 (S.S.) (Fifty cents in U. S. S. R. Stamps affixed
 to the above deed marked W. A. S. 2/8/64)