

chains, fifty one and a half links
 thence due South Six chains; twenty
 one links thence due West to the
 place of beginning two chains fifty
 one and a half links, hereby reserving for
 a public highway so much of said
 land as is marked as a street on said
 plat, with the appurtenances, and all
 the estate, 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 inde-
 feasible estate of inheritance therein,
 free and clear of all incumbrances, and
 that he will Warrant and Defend the
 same in the quiet and peaceable possession
 of 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, The
 words center of the were interlined before
 the delivery of this instrument. William
 S. Simpson (Seal) Sealed and delivered
 in the presence of H. M. Simpson, State
 of Kansas Douglas County so On this
 twenty ninth day of August, before
 me a Notary Public in and for
 said County, personally, came William
 S. Simpson, to me personally known to
 the identical person described in and
 whose name is affixed to the above
 conveyance as grantor and who acknow-
 ledged the same to be his own volun-
 tary act and deed, In testimony,