

North West quarter of section Thirty (30)
 in Township No Twelve (12) of Range No
 Twenty (20), thence North Eighteen (18)
 rods and three and one half ($3\frac{1}{2}$)
 links, thence West twelve (12) rods and
 twenty (20) links, thence South Eighteen
 (18) rods and three and $\frac{1}{2}$ ($3\frac{1}{2}$) links,
 thence East twelve (12) rods and twenty
 (20) links to place of beginning, containing
 one and one half acres more or less,
 With the appurtenances, and all the estate
 title and interest of the said party in
 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 same 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 above written, William A.
 Simpson (Seal) Sealed and delivered
 in the presence of W. O. K. Coles, State
 of Kansas Douglas County ss On this 13th
 day of September A.D. 1864 before me a
 Notary Public in and for said County
 personally came William A. Simpson, to me
 personally known to be the said identical
 person described in and whose name
 is signed to the above conveyance as
 grantor and he acknowledged the
 same to be his own voluntary act and
 deed. In testimony whereof I have