

and fifty Dollars to them duly paid have sold and by these presents do grant and convey to the said party of the second part his heirs and assigns all that tract or parcel of land situated in Jefferson County and State of Kansas and described as follows to wit: Beginning at the South West corner of the South West quarter of the South East quarter of the South East quarter of Section Thirty in Township Twelve of Range Twenty (20) thence running East Twenty rods thence South Eight rods thence West twenty rods thence South Eight rods to place of beginning containing one acre reserving a strip of land thirty feet wide from East to West and eight rods in length from North to South on the west end of said lot which is hereby set apart as a public Highway with the appurtenances and all the estate title and interest of the said parties of the first part thence 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 encumbrances 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 parties of the first part have herunto set their hands and