

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 said party of the second part his heirs and assigns forever In Witness whereof the said parties of the first part have hereunto set their hands and seals the day and year above written

William A. Simpson (Seal)

Louisa P. Simpson (Seal)

State of Kansas }
Douglas County } ss

On this fourth day of February A.D. 1865 before me a Notary Public in and for said County personally came William A. Simpson and Louisa P. Simpson his wife to me personally known to be the identical person described and whose names are affixed to the above conveyance as grantors and they acknowledged the same to be their 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

Geo. A. Banks

Notary Public

(Fifty cent U.S.R. Stamp affixed marked "W. A. S." 1865")