

and situate in Jefferson County
 State of Kansas with the appurtenances
 and all the state title and interest
 of the said parties of 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 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 B. Simpson (Seal)

State of Kansas, Douglas County } ss

On this twenty third
 day of December A.D. 1864 before me a
 Notary Public in and for said County
 personally came William A. Simpson and
 Louisa B. 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

George A. Banks

Notary Public

Fift. Cent U. S. P. R. Stamp Affixed to this
 deed marked "W. A. S." Dec 23 1864"