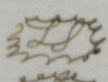
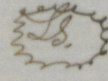


the said Ripley W. Sparr his heirs and assigns forever.

And we the said Francis Simmons and Sarah A. Simmons, for ourselves and our heirs executors and administrators, do covenant with the said Ripley W. Sparr, his heirs and assigns, that the said premises are free from all encumbrances made or suffered by us; that we have full right and power to sell, convey and quit-claim the same, and that we shall and will warrant and defend the same unto the said Ripley W. Sparr, his heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under us but against none other. And we the said Francis Simmons and Sarah A. Simmons, our heirs, executors and administrators, are held and firmly bound by these presents, in the sum of One Hundred and Eighty Dollars, to the said Ripley W. Sparr his heirs and assigns, to make and convey unto him or them all further right or title which shall or may be awarded or conveyed to us by any authority, or by any person or persons whomsoever.

In Witness Whereof we have hereunto set our hands and seals this 15th day of August A.D. 1860

Signed sealed and delivered }
in presence of }

Francis Simmons 
Sarah A. Simmons 

Territory of Kansas
Douglas County 30

On the fifteenth day of August A.D. 1860 before me personally came Francis Simmons and Sarah A. Simmons, to me well known to be the persons described in and who signed the above conveyance as parties thereto, and acknowledged the same to be their free act and deed.

The the said Sarah A. Simmons, being by me first made acquainted with the contents of said instrument, upon an examination separate and apart from her husband, and acknowledged that she executed the same without any undue influence of her said husband.

In testimony &c



Josiah Muller
Judge of Probate

W. J. Russell Oct. 5, 1860 at 8 1/2 o'clock A.M.