

Know all men by these Presents

That we Edward Kavanagh and Elizabeth H Kavanagh wife of said Edward jointly in her right - of Peabody in the County of Essex and Commonwealth of Massachusetts In consideration of Twenty-five Hundred Dollars paid by Daniel W Rogers of Brookline in the Commonwealth of Massachusetts the receipt whereof is hereby acknowledged do hereby give grant bargain sell and convey unto the said Daniel W Rogers Three parcels of land situated in Douglas County in the State of Kansas and described as follows - The North East quarter of the North East quarter of Section Eight (8) Township Twelve (12) and Range Twenty, (20) Containing forty acres more or less Also the North half of the North West quarter of section thirteen (13) Township fifteen (15) in said Douglas County and Range seventeen 17 containing Eighty acres more or less.

Also the South half of the North West quarter of Section thirteen (13) Township fifteen (15) Range Seventeen (17) in said Douglas County Containing eighty acres more or less.

To have and to hold the granted premises with all the privileges and appurtenances thereto belonging to the said Daniel W Rogers and his heirs and assigns to their own use and behoof forever.

And we hereby for ourselves and our heirs, executors and administrators covenant with the grantee and his heirs and assigns that we are lawfully seized in fee simple of the granted premises that they are free from all incumbrances that we have good right to sell and convey the same as aforesaid and that we will, and our heirs, executors and administrators shall Warrant and Defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons.

Provided nevertheless that if we or our heirs executors administrators or assigns shall pay unto the grantee or his executors, administrators or assigns the sum.

of Twenty Five Hundred Dollars in six months from this date with interest borne Annually at the rate of Six per cent per annum and until such payment, shall pay all taxes and assessments on the granted premises, shall keep the buildings thereon insured against fire in a sum not less than _____ dollars for the benefit of the grantee and _____ executors, administrators, and assigns in such form and at such insurance offices as they shall approve and shall not commit or suffer any strip or waste of the granted premises or any breach of any covenant herein contained then this deed as also a note of even date herewith signed by said Edward whereby he promises to pay to the grantee or order the said sum and interest at the times aforesaid shall be void.

But upon any default in the performance or observance