

Know all Men by these Presents, That on this thirteenth day of July, 1890 the Kansas Educational Association of the Methodist Episcopal Church by its President William I. Graham of Douglas County and State of Kansas party of the first part in consideration of the sum of Eight Thousand Dollars in hand paid by the Lombard Investment Company party of the second part do hereby sell and convey unto the said Lombard Investment Company the following described premises situated in the County of Douglas and State of Kansas to wit: Sixteen (16) acres of land situated within the City of Baldwin bounded on the North side by Dearborn Street on the West side by eighth street on the South side by Grove Street and on the East said by Sixth Street together with all the buildings improvements and appurtenances thereunto belonging according to the recorded plat of Baldwin City

To have and to hold the premises above described with the appurtenances thereunto belonging to said Lombard Investment Company, and to its successors and assigns forever. And the said party of the first part covenants with the said party of the second part, as follows:

First, That they have good right to sell and convey said premises.

Second, That the said premises are free from encumbrances.

Third - That they will warrant and defend the title against the lawful claims of all persons.

Fourth - That they do hereby release all rights of dower in and to said premises and relinquish and convey all their rights of homestead therein.

Fifth - That they will pay to said second party or order at the office of the Lombard Investment Company in Kansas City Mo. Eight Thousand Dollars on the first day of August A. D. 1890 with interest ^{thereon} from date until paid at the rate of six per cent per annum payable semi-annually on the first days of February and August in each year. and in accordance with the one promissory note of the said Kansas Educational Association of the Methodist Episcopal Church with coupons attached of even date herewith.

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