

edges the execution of the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year last above written.

(22)

John T. Sinclair

Notary Public

My commission expires September 9/88.

Recorded August 17th 1885 at 4⁰⁰ O'clock P.M.

Alfred H. Smith
Register of Deeds.

Know all Men by these Presents, That Henry H. Richards Sr. and Louisa Richards his wife, Henry H. Richards Jr. and Florence H. Richards his wife Louisa M. White widow and Grace White by her Guardian Louisa M. White party of the first part in consideration of the sum of Twelve Hundred Dollars in hand paid by James L. Lombard party of the second part do hereby sell and convey unto the said James L. Lombard the following described premises situated in the County of Douglas and State of Kansas, to wit:

Lots number One (1) and Two (2) in Block number four (4) James First Addition to the City of Lawrence in Douglas County Kansas according to the recorded plat thereof together with all the improvements and appurtenances thereunto belonging. Said guardian joins in this deed pursuant to order of Probate Court of Douglas County Kansas dated ^{24th} August - 1885 - of the Sixth Principal Meridian: containing in all - acres more or less, according to Government survey.

To have and to hold the premises above described with the appurtenances thereunto belonging to said James L. Lombard and to his heirs 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 the 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.

For Release See Book 23 Page 10