

Recorded August 19th 1885 at 10²⁵ o'clock A.M.

Alfred Connel
Register of Deeds.

Know all Men by these presents That Henry H. Richards Sr. and Louisa Richards husband and wife, Henry H. Richards Jr. and Florence H. Richards husband and wife, Louisa M. White and Grace White by her guardian Louisa M. White of the County of Sedgwick and State of Kansas in consideration of the sum of Sixty ⁰⁰/₁₀₀ Dollars in hand paid do hereby sell and convey unto James L. Lombard the following described premises situated in the County of Douglas State of Kansas to wit:

Lot number One (1) ⁴⁰/₁₀₀ two (2) in Block number four (4) Lane's 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 8th August 1885.

The intention being to convey hereby an absolute title in fee simple, including all rights of homestead to have and to hold the premises above described with all the appurtenances thereunto belonging unto the said James L. Lombard and to his heirs and assigns forever.

Provided Always, and these presents are upon this express condition that if the said Henry H. Richards Sr. and wife, Henry H. Richards Jr. and wife, Louisa M. White and Grace White by her guardian Louisa M. White their heirs executors or administrators shall pay or cause to be paid to the said James L. Lombard his heirs or assigns the sum of Sixty dollars on the first day of February 1887 with interest thereon at the rate of twelve per cent. per annum payable semi-annually after maturity and until the same is fully paid according to the tenor and effect of the one promissory note of said mortgagors bearing even date with these presents then these presents to be void otherwise to be and remain in full force and effect. And in case of the non payment by the said party of the first part or their heirs executors or administrators of the said interest or principal or any part thereof at the time the same becomes due or