

Know all men by these presents, that Louisa Kenick and A. McMillen Kenick, husband and wife of Douglas County, Kansas party of the first part, in consideration of the sum of Fifteen Hundred 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: Lots number One (1) Two (2) and Three (3) of North-East fractional quarter of Section Twenty-four (24) Township Twelve (12) South of Range Twentieth (20) Excepting however, five acres in a square form out of the South East corner thereof, also excepting a strip of land 50 feet in width, being the Right of Way of the Lawrence & Hopoka Ry. Co. Also excepting $4\frac{445}{1000}$ acres heretofore conveyed by deed recorded in Book 16 Page 574 to Joseph Harrison and others as Trustees for grave yard purposes. Also excepting 20 acres and right of way heretofore conveyed by Martin Adams and wife to Wm. Gibson by deed dated October 6, 1877, and recorded in Book 17 Page 68 to which reference is here by had for full description of said exception. East of the Sixth Principal Meridian; containing in all One hundred five and $\frac{1}{2}$ acres, more or less, according to Government Survey.

To Have and to Hold the premises above described, with the appurtenances therunto 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 encumbrance.

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