

This Indenture, made this First day of June in the year of our Lord, one thousand eight hundred and eighty six between Peter Ruffer and Caroline Ruffer his wife, of Kanwaka Township Douglas County Kansas of the first part and Caroline Levy of Albany New York of the second part:

Witnesseth, that the said parties of the first part, for and in consideration of the sum of Seventeen Hundred Dollars, to them in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said party of the second part, and to her heirs and assigns forever, all the following described piece and parcel of land lying and situate in the Township of Kanwaka County of Douglas and State of Kansas, to-wit:

The South East Quarter of Section No. Twenty-seven (27) in Township No. Twelve (12) South of Range No. Eighteen (18) East of 6 Principal Meridian, and containing One Hundred and Sixty (160) acres of land more or less.

To Have and to hold the same with all and singular the hereditaments and appurtenances thereunto belonging, unto the party of the second part and to her heirs and assigns, forever.

And the said Parties of the first part do hereby covenant and agree, that at the delivery hereof they are the lawful owners of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, and that they will Warrant and Defend the same in the quiet and peaceable possession of said party of the second part, her heirs and assigns forever against all persons lawfully claiming the same.

Provided always, And these presents are upon this express condition, that whereas, the said Parties of the first part are justly indebted unto the said Caroline Levy in the principal sum of Seventeen Hundred Dollars, lawful money

*This document is intended to be the original instrument
Emma Kansas May 24 1886
This gift is and the receipt made hereby for the sum of \$1700.00 by
Caroline Levy
A Woman Agent for collection
May 24 1886*