

know all Men by these Presents, That Lyssander H. Pierson and Mary E. Pierson husband and wife of Douglas County Kansas party of the first part, in consideration of the sum of Eight 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:

Lot Numbered Seventy (7) in Block Number Twenty Three (23) in Sinclair's Addition to the City of Lawrence according to the recorded plat thereof together with all of the improvements and appurtenances thereunto belonging East 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 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, or order, at the office of the Lombard Investment Company, in Kansas City, Mo., Five Hundred Dollars on the first day of July 1891 and \$300 on July 1, 1898, with interest thereon from date until paid, at the rate of six per cent per annum, payable semi-annually on the first days of January and July in each year, in accordance with the two promissory notes of the said party of the first part, with coupons attached of even date herewith.

Sixth. In the case of default of payment of

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