

State of Kansas)
Franklin County) ss.

Be it remembered, that on this 28 day of Oct. A.D. 1886 before me, C. A. Smart a Notary Public in and for said County and State, came Phibe A. Asher and William H. her husband to me personally known to be the person who executed the foregoing instrument, and duly acknowledged the execution of the same.

In Witness Whereof, I have herunto subscribed my name and affixed my official seal on the day and year last above written.

(C. A.)

C. A. Smart N.P.

Commission expires 30 day of April 1888.

Recorded November 20, 1886 at 9th O'clock A.M.

B. J. Weston

Register of Deeds

This Indenture, Made the 28 day of October in the year of our Lord One Thousand Eight Hundred and eighty six, between J. R. & Mary A. Nickum of Baldwin City in the County of Douglas and State of Kansas of the first part, and J. P. Mason of the second part,

Witnesseth, that the said parties of the first part, in consideration of the sum of Two Hundred Dollars, to them duly paid, the receipt of which is hereby acknowledged, have sold and by these presents do Grant, Bargain, sell and Mortgage to the said party of the second part his heirs and assigns forever, all that tract or parcel of land situated in the County of Douglas and State of Kansas, described as follows, to-wit:

Lots Twenty Nine (29) Thirty One (31) Thirty three (33) on Fremont St. in Baldwin City with the appertinances, and all the estate, title and interest of the said parties of the first part therein.

And the said J. R. Nickum and Mary A. Nickum 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.