Know all Men by these Presents, That James H. Pierson and Milla Pierson his wife and Thomas W. Pierson a single man of Douglas County, Kansas, party of the first part, in consideration of the sum of Fifteen hundred and fifty 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:

The Northeast fractional quarter of Section One (1) in Township Thirteen (13) South of Range Eighteen (18) East of the Sixth Principal Meridian; containing in all 158 49/100 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., Fifteen hundred and fifty Dollars, on the first day of July A.D. 1892, 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, and in accordance with the one promissory note of the said party of the first part, with coupons attached, of even date herewith.

Sixth.- In the case of default of payment of any sum herein covenanted to be paid, for the period of thirty days after the same becomes due, or in default of performance of any covenant herein contained, the said first party agrees to pay to the said second party and its assigns, interest at the rate of twelve (12) per cent. per annum, computed semi-annually on said principal note, from the date thereof, to the time

(For Release See Book 28 Page 566)