

This Indenture, Made this Thirteenth day of December in the year of our Lord one thousand eight hundred and eighty-six between Anderson Broft and Maggie Broft, his wife, and Mary Ann Broft, a widow, of Douglas County, Kansas of the first part and W. C. Beardsley of Auburn, New York of the second part:

Witnesseth, that the said parties of the first part, for and in consideration of the sum of One hundred and Fifty 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 his heirs and assigns forever, all the following described piece and parcel of land lying and situate in the County of Douglas and State of Kansas, to-wit:

The North half of the North West quarter of Section No Twenty-seven (27), in Township No. Fourteen (14) South, of Range No Eighteen (18) East of Sixth Principal Meridian, being the homestead of said first parties, and being subject to a mortgage of Two hundred (\$200) Dollars to W. C. Beardsley.

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 his heirs and assigns, forever. And the said Anderson Broft, Maggie Broft and Mary Ann Broft do hereby covenant and agree, that at the delivery hereof they are the lawful owner 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, his 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 Anderson Broft, Maggie Broft and Mary Ann Broft are justly indebted unto the said W. C. Beardsley in the principal sum of One hundred and Fifty Dollars, lawful money of the United States of America, being for a loan thereof on the day and date hereof, made by the said W. C. Beardsley to