

Know all Men by these Presents, That Harriet Cowan & Alexander Cowan her husband Lewis Keyser Single of Douglas Co 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 & Convey unto the said Lombard Investment Company the following-described premises, situated in the County of Douglas and State of Kansas, to wit: The East Seventy Two (72) acres of the South West Quarter of Section No Twenty Four (24) in Township No Thirteen (13) South of Range No Eighteen (18) except five acres more or less in South East corner thereof (South of Rock Creek) conveyed by A. J. Steele and wife to William S. Hughes recorded in Books at Page 605 of the Records in the Recorder's Office of said County East of the Sixth Principal Meridian; containing in all 67 acres, more or less, according to Government survey.

To Have & 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., Eight Hundred Dollars, on the first day of April A.D. 1893, with interest thereon from date until paid, at the rate of 6 per cent. per annum, payable semi-annually, on the first days of April and October 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 comes 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 when the money shall

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