

their heirs, executors and administrators, do covenant & agree to and with the said party of the second part, his heirs, assigns & indorsees that at the time of the enrolling and delivery hereof they are well seized of the premises above conveyed, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear of all incumbrances, and that they will forever warrant and defend the above described tracts of land unto the said party of the second part, his heirs, assigns and indorsees against all and every person or persons claiming or to claim the same, or any part or portion thereof.

In Witness whereof the said parties of the first part, have hereunto set their hands & seals the day & year first above written.

Signed in the presence of
Chas Chadwick
C. A. Sutorius

John Walruff Seal
Elizabeth Walruff Seal

State of Kansas
Douglas County, ss.

Be it Remembered, That on this second day of May A.D. Eighteen Hundred & Eighty eight before me, the undersigned, a Notary Public in and for the County and State aforesaid came John Walruff & Elizabeth Walruff his wife who are personally known to me to be the same persons who executed the foregoing instrument of writing, and such persons duly acknowledged the execution of the same.

In Witness whereof I have hereunto set my hand & affixed my official seal, the day and year last above written.

My Commission expires the 6th day of September A.D. 1891

(C.S.)

Chas Chadwick

Notary Public
Douglas County
at Lawrence, Kas.

Recorded May 7, 1888 at 9 o'clock P.M.

James Brooks
Register of Deeds.