

Witnesseth, That said parties of the first part, in consideration of the sum of Five hundred and Eighty \$580.00 Dollars, the receipt of which is hereby acknowledged, do by these presents, grant, bargain, sell and convey unto said party of the second part, his heirs and assigns, all the following described Real Estate, situated in Douglas County, and State of Kansas to wit:

Nine Townships of the North East one fourth (1/4) of Section No Twenty three (23) Township Twelve (12) Range No Seventeen (17)

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, forever.

Provided, Always, And these presents are upon this express condition, that whereas said George Dix and Lydia Dix, J. P. Tyler, Cyrus H. Dix, Mary A. Dix, Louisa Parry, J. P. Parry, Mariah Smith, William Smith, Delilah J. Bush, John Bush, Jesse Dix, Susan E. Dix, have this day executed and delivered one certain promissory note in writing to said party of the second part, of which the following is a copy:

Big Springs Kansas

August 27th 1888. One year after date we promise to pay to the order of R. N. Richards, Five Hundred and Eighty dollars at his residence value received with interest at 8 per cent. per annum after date until paid.

Now, If said parties of the first part shall pay or cause to be paid to said party of the second part, his heirs or assigns, said sum of money in the above described note mentioned, together with the interest thereon according to the terms and tenor of the same, then these presents shall be wholly discharged and void; and otherwise shall remain in full force and effect. But if said sum or sums of money, or any part thereof or any interest thereon is not paid, when the same is due, and if the taxes and assessments of every nature which are or may be assessed and levied against said premises or any part thereof are not paid when the same are by law made due and payable, then the whole of said sum & sums, and interest thereon, shall, and by these presents become due and payable; and said party of the second part shall be entitled to the possession of said premises.

In witness whereof, These said parties of the first part have hereunto set their hands the day and year first above written.

George Dix	Lydia Dix
Cyrus H. Dix	Jesse Dix
J. P. Parry	Susan E. Dix
J. P. Parry	Joseph H. Tyler
	Will Dix
	Mary A. Dix
John Bush	Delilah J. Bush