

Know all Men by these Presents, ThatOLON (Thacher and Sarah Y. Thacher his wife of Douglas County Kansas party of the first part, in consideration of the sum of Fifteen Thousand Dollars in hand paid by James L. Lombard party of the second part, do hereby sell and convey unto the said James L. Lombard, the following described premises, situate in the County of Douglas and State of Kansas, to-wit: Lots One (1) Two (2) Three (3) Four (4) Five (5) Six (6) Seven (7) and Eight (8) of Section Four (4); the West Fourteen and one half (14 1/2) acres of Lot Six (6) of Section Three (3); the East Half of the Northwest quarter and the Northeast quarter of Section Nine (9); the Northwest quarter and all that part of the Southwest quarter of Section Ten (10) lying North of the Lawrence and Topeka R.R. all in Township Twelve (12) Range Nineteen (19) East of the Sixth Principal Meridian, containing in all 870 acres more or less, according to Government survey.

To Have and to Hold the premises above described with the appurtenances thereunto belonging, to said James L. Lombard, and to his heirs, executors, administrators or assigns, forever. And the said party of the first part covenants with the said party of the second part as follows:

First: That he has good right to sell and convey said premises.

Second: That the said premises are free from incumbrance.

Third: That he will warrant and defend the title against the lawful claims of all persons.

Fourth: That he do hereby release all rights of dower in and to said premises, and relinquish and convey all their rights of homestead therein.

Fifth: That he will pay to said second party, or order, at the office of the Lombard Investment Company, in Kansas City, Mo., Fifteen Thousand Dollars, with interest thereon from date until paid, at the rate of six percent. per annum, payable semi-annually on the first days of February and August, in each year, and in accordance with the three promissory bonds of the said party of the first part, with coupons attached, of even date herewith as follows:

Three Thousand Dollars, on the first day of February A.D. 1893.

Six Thousand Dollars, on the first day of February A.D. 1894.

Six Thousand Dollars, on the first day of February A.D. 1895.

Dollar on the first day of A.D. 189

Dollar on the first day of A.D. 189

Dollar on the first day of A.D. 189

Dollar on the first day of A.D. 189

Dollar on the first day of A.D. 189

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Dollar on the first day of A.D. 189

Sixth: The first party agrees to pay all taxes and assessments levied upon said real estate before the same becomes delinquent, also all liens, claims, adverse titles and encumbrances on said premises, and if not paid the holder

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