

fixed my official seal on the day and year last above written.

J. B.

Thomas Jones

My commission expires Nov 1st 1896.

Notary Public Jackson County, Missouri

Recorded Sept 20. 1894 at 5 o'clock P.M.

James Brooks

Register of Deeds

This Indenture Made this first day of September A.D. 1894, between George Boyd Jr. a single man of the County of Douglas and State of Kansas, party of the first part, and C. H. Kershner of the County of Jackson and State of Missouri party of the second part.

Witnesseth, That the said party of the first part, in consideration of the sum of three hundred⁰⁰ Dollars, the receipt whereof is hereby acknowledged, does by these presents Grant, Bargain, Sell and Convey unto the said party of the second part, his heirs and assigns, all the following described Real Estate, situated in the County of Douglas, and State of Kansas, to wit: The South East quarter of Section Eight (8) Township Thirteen (13) Range Twenty (20) East of 6th P.M.

Subject to a mortgage of \$1800 to Phoenix Mutual Life Ins. Co. of Hartford Conn.

To Have and to hold the same, Together with all and singular the imblements, hereditaments and appurtenances therunto belonging or in anywise appertaining, forever. And the said party of the first part does hereby covenant and agree, that at the delivery hereof he is lawfully seized in his own right of an estate in fee simple of and in all and singular the above described premises, with the appurtenances; that he has a good right to sell and convey the same; that said premises are free and clear of all incumbrances whatsoever, and that he will forever Warrant and Defend the title to said premises unto the said party of the second part, his heirs and assigns, against the claims and demands of all persons whomsoever except as above.

Provided, Always, And this instrument is made, executed and delivered upon the following conditions, to wit:

Said party of the first part, to secure the repayment of the principal and interest of a loan of the principal sum of Three hundred Dollars, made to him by said party of the second part, has executed and delivered to said party of the second part his three certain First Mortgage Real Estate Bonds of \$100 each numbered 1, 2, 3, dated the first day of Sept 1894, payable to the order of said party of the second part one two & three years after

See Book 29 Page 196 (Return)