

Know all Men by these Presents: That Mary Kofer and J. L. Kofer Husband and wife (The said Mary Kofer being heretofore known as Mary Arnold before her marriage with said J. L. Kofer) hereinafter called the grantors, for and in consideration of the sum of Eight Hundred ⁰⁰/₁₀₀ dollars, to them in hand before delivery hereof well and truly paid by the Granite State Provident Association, a corporation duly established under the laws of the State of New Hampshire, hereinafter called the grantee, the receipt whereof they do hereby acknowledge, and in further consideration that the said Granite State Provident Association, grantee as aforesaid, has assumed and agreed to pay off when due, and have cancelled of record, a certain prior mortgage hereinafter described, have granted, bargained, and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey, and confirm unto the said grantee, its successors and assigns forever, the following described property lying being and situate in the County of Douglas and State of Kansas to wit: Commencing at thirty (30) rods south of the north west corner of the south west quarter of Section twenty nine (29) Township twelve (12) Range twenty (20) Thence east eight (8) rods, Thence south ten (10) rods, thence west eight (8) rods, thence north ten (10) rods to the place of beginning, excepting forty (40) feet off the west side of said lot deeded to Samuel Talley. Said premises are subject to a prior mortgage of even date herewith given by the said Mary L. Kofer and J. L. Kofer to The Granite State Provident Association for the sum of Eight Hundred Dollars which said sum is a part of the consideration above named.

To have and to hold, the aforescribed premises, with all the privileges and appurtenances to the same belonging, to the said grantee and its successors and assigns, to its and their only proper use and benefit forever And they the said Grantors for themselves and their heirs, executors and administrators, do hereby covenant, grant and agree, to and with said grantee, and its successors and assigns, that until the delivery hereof they are the lawful owner of said premises, and are seized and possessed thereof in their own right in fee simple, and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear from all and every incumbrance whatsoever, except the prior mortgage for Eight Hundred dollars, hereinafter described and that they will, and their heirs, executors, and administrators shall warrant and defend the same to the said grantee and its successors and assigns forever, against the lawful claims and demands of any person or persons whomsoever except the owners of said prior mortgage.

And the said Mary Kofer and J. L. Kofer for themselves, their heirs, executors, and administrators, do hereby covenant and agree to and with said grantee, its successors and assigns, to pay to said grantee, at its office in Manchester, N. H., its successors and assigns, the sum of Eight