

This Indenture Made this 25th day of February 1895 between Fred Bulgen a single man, Theo Bulgen a single man, Adolph Bulgen and Susanna Bulgen his wife of Douglas County, in the State of Kansas of the first part, and Thomas H. Fitzpatrick of County, in the State of Mo of the second part.

Witnesseth, That the said parties of the first part, in consideration of the sum of Fifteen hundred Dollars, to him in hand paid by the said party of the second part before the delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell and convey unto the said party of the second part his heirs and assigns forever, all the following described real estate, lying and situate in the County of Douglas and State of Kansas to wit: The south east quarter of section Eight (8) Township Twelve (12) Range Eighteen (18) East of the sixth principal meridian containing 160 acres more or less. And the south east quarter of section Four (4) Township Twelve (12) Range Eighteen (18) East of the sixth principal meridian containing 160 acres more or less.

To Have and to Hold the same, together with all and singular, the tenements, hereditaments and appurtenances therunto belonging, or in anywise appertaining unto the said party of the second part, his heirs and assigns forever.

Provided Always, and these presents are upon this express condition, that whereas the said Fred Bulgen a single man Theo Bulgen a single man Adolph Bulgen and Susanna Bulgen his wife have this day executed and delivered their certain promissory notes in writing, to said party of the second part as follows: Five promissory notes to the value of Three Hundred dollars each, payable annually with interest at the rate of seven per cent per annum from date.

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, the said sum of money in the above described notes mentioned, together with the interest thereon, according to the terms and tenor of the same; and pay all taxes and assessments of every nature, which are or may be assessed and levied against said premises, or any part thereof, then these presents shall wholly be 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 aforesaid are not paid when the same are by law made due and payable, then and upon default of these provisions and covenants, or any or either of them, the whole of said sum or sums, and interest thereon, shall and by these presents does become due and payable, and said party

To Release See Book 31 Page 279