

This Indenture, Made this First day of April A. D. 1895, between  
Philip Rosen and Marie Rosen his wife  
of Douglas County, in the State of Kansas of the first part, and  
G. H. Dalbey  
of Douglas County, in the State of Kansas of the second part:

Witnesseth, That said party all of the first part, in consideration of the sum of  
One Thousand (1000) AND 00 <sup>100</sup> 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:—

The South Half of the North West quarter of Section Eight (8) in Township Fourteen  
(14) South of Range Nineteen (19) East of the 6th PM. containing 80 Acres

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 expressed condition, that whereas said

Philip Rosen and Marie Rosen  
have on this day executed and delivered their one certain promissory note in writing to said party of the second part,  
of which the following cop even date herewith, due and payable five years from  
date, with interest at seven per cent per annum, payable semi-annually, ac-  
ording to the tenor and effect of the coupons thereto annexed.

Now, If said party all 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 and sums, and interest thereon,  
shall, and by these presents become due and payable, and said party all of the second part shall be entitled to the possession of  
said premises.

In Witness Whereof, The said party all of the first part have hereunto set their hands  
the day and year first above written.

Philip Rosen  
Marie Rosen

STATE OF KANSAS, } SS:  
Douglas County,

Be it Remembered, That on this third day of July A. D. 1895, before me the  
undersigned, a Justice of the Peace in and for the County and State aforesaid, came

Philip Rosen and Marie Rosen his wife

who are personally known to me to be the same persons who executed the within instru-  
ment of writing, and such persons they duly acknowledged the execution of the same.

In Testimony Whereof, I have hereunto set my hand, and affixed my  
Seal, the day and year last above written.

J. Creel Justice of the Peace

Notary Public.

Recorded July 3 A. D. 1895, at 10<sup>30</sup> o'clock A. M.

James Brooks

Register of Deeds.

(See Book 20 Page 616 for assignment)