

This Indenture, made this 31st day of October in the year of our Lord one thousand eight hundred and ninety eight between Georgia T. Ambler and Benjamin A. Ambler of the County of Arapahoe and State of Colorado, parties of the first part, and Paul B. Gaylord of the County of Arapahoe and State of Colorado, party of the second part, Witnesseth, That the said parties of the first part, for and in consideration of the sum of Twenty Five hundred Dollars, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said party of the second part his heirs and assigns, the following described real estate situate in the County of Douglas, and State of Kansas, to wit: That certain Tract or parcel of land known as Lot (13) Thirteen Pinckney Street, and that certain Tract or parcel of land known as Lot Fifteen (15) Pinckney Street, both in and a part of the City of Lawrence, Douglas County, Kansas, and as the same appears of record in the office of the Register of Deeds, on a map or plat showing said Lots and said Pinckney Street, Do Have and to hold, The above described premises together with all and singular the appurtenances and privileges thereunto belonging, unto the said party of the second part, his heirs executors, administrators and assigns forever. Provided always and these presents are upon this express condition, that if the said parties of the first part, their heirs executors or administrators, shall pay or cause to be paid to the said party of the second part his executors administrators or assigns the sum of Twenty Five Hundred Dollars, according to the terms, tenor and effect of the one promissory note for the Principal sum of Twenty Five Hundred Dollars, bearing even date herewith, made and delivered by the said parties of the first part, and payable to the order of the said party of the second part on or before September 1st 1900 after the date thereof, together with interest thereon at the rate of 8 per cent. per annum from the date thereof until paid, interest payable annually. And provided further, that if the said parties of the first part their heirs executors, or administrators, shall well and truly perform all and singular the several covenants, conditions, agreements and promises contained in the said note, and in these presents, and shall pay all sums of money for taxes, assessments and insurance as hereinafter provided, then these presents shall be null and void, otherwise to remain in full force. And the said parties of the first part for themselves and their heirs, personal representatives and assigns, covenant and agree to and with the said party of the second part, his heirs legal representatives and assigns, that they hold the said premises by title in fee simple; that they have good right and lawful authority to sell and convey