

right-of-way, thence on the south side of said railway
 eight of way west-seventy-one (71) degrees north
 forty-four (44) rods, thence south-forty-two (42)
 rods to the northwest-corner of land conveyed to
 Arthur Rose in deed, book 65, at-page 397, of
 Douglas County Kansas records, thence East to the place
 of beginning, of the sixth principal meridian,
 containing 11 acres, more or less as shown by the
 United States Government survey.

To Have And Hold The Same, with all the
 hereditaments and appurtenances thereto
 belonging, or in any wise appertaining, forever,
 And the said first-party hereby covenants and
 agrees to and with the second party, its successors
 and assigns, that at the delivery of these presents
 they are lawfully seized in their own right
 of an indefeasible estate in fee simple,
 absolute in the above described premises,
 and all the appurtenances thereto; that the
 same are free and clear of and from
 all former and other grants, estates and
 encumbrances of every kind and
 nature; and that they will forever
 Warrant and Defend the title to said
 premises and the possession thereof unto
 said second party, its successors and
 assigns against the lawful claims of all
 persons whomsoever;

These Presents, However Are Made Upon the
 Following Express Conditions: Whereas, said
 Garner M. Ross and Sarah Ethel Ross
 have this day made and delivered to the said
 The New England Securities Company their certain
 Bond or Promissory Note for the sum of Twenty
 five Hundred and no/100 Dollars payable
 on the first day of January A.D. 1917 and
 bearing interest at the rate of five per centum
 per annum, payable annually and evidenced
 by Seven Coupons attached thereto. The said Bond
 and Coupons payable at the office of the said
 second party in Kansas City Mo., and each