

31700 BOOK 92

**This Indenture**, made the Third day of March, A. D. 1947  
between

Louis G. Cook, an unmarried man,

of the County of Douglas and State of Kansas, party of the first part, and THE MUTUAL  
BENEFIT LIFE INSURANCE COMPANY, a corporation organized and existing under the laws of New Jersey,  
located at Newark, Essex County, New Jersey, party of the second part.

**Witnesseth:** that the said party of the first part, in consideration of the sum of

- - - Four Thousand - - -

Dollars,

in hand paid, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm to the  
said party of the second part, its successors and assigns, the following described real estate in the County of  
Douglas and State of Kansas, to wit:

The Northwest Quarter of the Northeast Quarter of Section  
Twenty-five (25), and the south one hundred (100) acres of  
the Southeast Quarter, and the East twenty-six (26) acres  
of the North sixty (60) acres of the Southeast Quarter of  
Section Twenty-four (24); all in Township Fourteen (14),  
Range Nineteen (19), containing in all one hundred sixty-six  
(166) acres

**To Have and to Hold** the same, with the appurtenances thereto belonging or in anywise appertaining,  
including any right of homestead and every contingent right or estate therein, unto the said party of the second part,  
its successors and assigns forever; the intention being to convey an absolute title in fee to said premises.

**And the said** party of the first part hereby covenants that he or she is or they are (as the case may be)  
lawfully seized of said premises and has or have good right to convey the same; that said premises are free and clear  
of all encumbrances; and that he, she or they will warrant and defend the same against lawful claims of all persons  
whomsoever.