

KNOW ALL MEN BY THESE PRESENTS, That on this 14th day of December 1912, Henry Washington, an unmarried man of law age and Louis Washington and Belle Washington, his wife, and Albert Washington and Laveta Washington, his wife, of Douglas County, and State of Kansas, parties of the first part, in consideration of the sum of Three Thousand and no/100 Dollars, to them in hand paid, by The Deming Investment Company of Oswego Kansas, party of the second part, the receipt whereof is hereby acknowledged, do by these presents hereby sell and convey unto the said The Deming Investment Company its successors and assigns, the following premises, situated in the County of Douglas and State of Kansas, and more particularly bounded and described as follow, to-wit: The West half of West half of South East Quarter of Section Eighteen (18) and South One Hundred (100) acres of South West Quarter of Section Eighteen (18) Except Twenty (20) acres out of South East corner described as follows: Beginning at South East corner of South West Quarter, thence West thirteen and three quarter ($13\frac{3}{4}$) chains to Rock creek, thence North Fourteen and fifty-five one hundredths ($14\frac{55}{100}$) chains, thence East thirteen and three quarter ($13\frac{3}{4}$) chains, thence South Fourteen and fifty five one hundredths ($14\frac{55}{100}$) chains to place of beginning, all in Township Thirteen (13) of Range Nineteen (19) east of the sixth principal meridian, Containing in all 120 acres, more or less, according to Government survey thereof. TO HAVE AND TO HOLD the premises above described, together with all rights, hereditaments and appurtenances to the said premises in anywise appertaining and belonging, to said The Deming Investment Company, and to its successors and assigns, forever, Provided, nevertheless, And these presents are made by said party of the first part upon the following covenants and conditions, to-wit: First. The said parties of the first part for themselves and their heirs, executors and administrators covenant to and with said party of the second part, that they are lawfully seized in fee of the premises hereby conveyed, and that they have good right to sell and convey the same as aforesaid; that the said premises are clear from all incumbrance and that they will and their heirs, executors and administrators shall, forever warrant and defend the title to the said premises against the lawful claims and demands of all persons whomsoever. Second That they do hereby release, for the purposes herein expressed, all rights of dower in and to said premises, and waive all right. claim, benefit and privilege under any and all Homestead and exemption laws. Third That they will pay to said second party or order three thousand and no/100 dollars, with interest thereon from January first 1913 until paid, at the rate of 5 per cent per annum, payable annually on the first day of January in each year and in accordance with one certain promissory note of the said parties of the first part, with coupons attached, of even date herewith. FOURth. In case of default of payment of any sum, principal or interest, herein covenanted to be paid, for the period of thirty days after the same becomes due, or in default of performance of any covenant herein contained, the said first parties agree to pay to the said second party, its successors or assigns, interest at the rate of ten per cent per annum computed annually on said principal note, from the date of such default to the time when the money shall be actually paid. Fifth. The said first parties agree to pay all taxes, charges or assessments levied upon said real estate, or any part thereof when the

(For release see Book 54, Page 344)

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