

Re It Remembered that on this 16th day of April A.D. 1923 before me the undersigned a Notary Public within and for the County and State aforesaid, came Frank B Sutton also known as F.B.Sutton and Iva A.Sutton his wife to me personally known to be the same persons who executed the foregoing instrument and duly acknowledged the execution of the same.

(L.S.)

My Commission expires Oct 18, 1924.

RECORDED APRIL 26, 1923

Joe Wellman.....
Deputy.

THIS INDENTURE made this 25th day of April A.D. 1925 by and between Charles James, a widower; Edgar E James, single of the County of Douglas and State of Kansas as party of the first part and The Travelers Insurance Company, a corporation organized and existing under the laws of the State of Connecticut, party of the second part:

WITNESSETH, That the said party of the first part, in consideration of the sum of Sixteen Hundred and no/100 Dollars to them in hand paid the receipt whereof is hereby acknowledged, do by these presents grant, bargain sell and convey and confirm unto the said party of the second part its successors and assigns all the following described real estate, situated in the County of Douglas and State of Kansas, to-wit:

The Southwest fractional Quarter of Section Thirty (30) Township Thirt

TO HAVE AND TO HOLD the same with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining and all rights of homestead exemption 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 simple to said premises. And the said party of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owner of the premises above granted and seized of a good and indefeasible estate of inheritance therein free and clear of all incumbrances and that they will warrant and defend the same in the quiet and peaceable possession of the said party of the second part its successors and assigns forever against the lawful claims of all person whomsoever.

PROVIDED, HOWEVER, that if the said party of the first part shall pay or cause to be paid to the said party of the second part its successors or assigns