

any person or persons who may purchase said premises at any sale made under foreclosure of this Trust Deed that the said party of the first part are lawfully seized in fee of the premises hereby conveyed and have good right to sell and convey the same as aforesaid: that the said premises are free and clear from all incumbrances: that they will and their heirs, executors and administrators shall forever Warrant and Defend the title of said premises against the lawful claims and demands of all persons whomsoever.

In Testimony Whereof The said party of the first part have hereunto set their hands and seals the day and year first above written.

Signed in presence of

Peter Bell

H. H. McIlvray

The State of Kansas }
Douglas County } ss.

James Grimes

Minerva J. Grimes ^{her} _{mark} Seal

Be it Remembered, That on this Thirteenth day of January in the year of our Lord One Thousand Eight Hundred and Eighty five James Grimes and Minerva J. Grimes his wife who are personally known to the undersigned a Notary Public in and for the County and State aforesaid to be the identical persons who executed and whose names are subscribed to the foregoing deed as having executed the same came before me and acknowledged the same to be their voluntary act and deed for the purposes therein expressed, and that they did not wish to retract the same and expressly waived and released all rights, claims, benefits, privileges and exemptions under any so-called Homestead, Exemption Appraisement and Stay Laws.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at my office in said County and State the day and year first above written.

Notary commission expires June, 20, 1885.

L.S.

Peter Bell

Notary Public

Recorded January 14" 1885 at 10³⁰ O'clock P. M.

A. J. Arnold
Register of Deeds.