

have and accept that they are lawfully paid
and proceed in full of the agreed sum
also, that the same is free and clear of all
encumbrances, that they have good right to sell
convey the same to the said second party
as aforesaid and that they will and their
heirs executors and administrators shall
perform warrant and defend the title to said
real estate against all lawful claims
demands and actions

And of the said Anna & Reel
witness the said Charles Jackson Reed for
and in consideration of the said sum of money
the hereby release and quit-claim transfer and re-
linquish unto the said second party his heirs
and assigns all right or possibility of
dower and homestead in or to said real estate

The foregoing conveyance is on condition
that unless the said first party or parties
indited to the second party in the sum of
Three Thousand Dollars endorsed by him
promissory note to said second party with
interest thereon payable at the rate of 8 per
cent per annum payable semi annually in
advance for principal and interest payable
at the office of the Bank of Denver Mo.
now of the said first party shall pay
or cause said note to be paid with interest
according to the tenor and effect thereof and
perform all and every covenant and agreement
herein, then this instrument to be null and void
and shall be released at the cost of said first
party, otherwise to remain in full force and effect

And it is hereby further stipulated that during
the continuance of this instrument in force the
said first parties shall at all times keep all
lawfully paid, as required by law and shall keep
the building on said premises insured against
loss or damage by fire lightning and tornado
the sum of not less than \$100,000 yearly.