

more or less; thence in a northwesterly direction and making an angle of 72 degrees and 45 minutes with last described course, a distance of thirteen hundred and seventy five (1375) feet, more or less, to the north line of section ten aforesaid; thence east along the said north line of section ten aforesaid, a distance of one hundred and five (105) feet, more or less, to the point of beginning, containing three (3) acres, more or less.

This description being intended to cover a strip of ground one hundred feet in width over the above described property; that is to say, fifty feet on either side of the Dawson branch of the St. Louis and San Francisco Railroad, as now located and constructed on said tract of land.

To Have and To Hold The Same, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining forever.

And said, William Crag, for his heirs, executors or administrators, does hereby covenant, promise and agree to and with said party of the second part, that at the delivery of these presents, he is lawfully seized, in his own right of an absolute and indefeasible estate of inheritance, in fee simple, of, in and to all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, discharged and unincumbered, and from all former grants, titles, charges, judgments, taxes, assessments, and incumbrances, of whatever kind and nature; and that he will warrant and forever defend the same unto said party of the second part, its heirs, executors and assigns, against said party of the first part,