

a distance of one hundred and two (102) feet more or less to the point of beginning and containing three (3) acres more or less.

Together with all and singular the privileges improvements, tenements hereditaments and appurtenances thereunto belonging or in any wise appertaining with all the estate title and interest of said parties of the first part therein.

The said parties grantor hereby covenant with the said party grantor that they are the lawful owners of the said parcel or tract of land; that the title thereof is in them; that they are seized of a good and indefeasible estate of inheritance therein and have a lawful right to sell and convey the same; that there are no liens or mortgages on said property of any kind or nature whatsoever.

and the said parties of the first part hereby covenant and agree with the said party of the second part that they will and their heirs, executors, and administrators shall, forever warrant and defend the title to the said lands against all lawful and equitable claims and demands whatsoever.

and I Bertha Rothpletz wife of the said Max Rothpletz for and in consideration of the said sum of money and for divers and other good and valuable considerations do hereby release relinquish and quit claims unto the said St. Louis and San Francisco Railroad Company its successors and assigns all my rights, claims or dower and my homestead or possibility of dower or homestead in and to the aforesaid premises.

In witness whereof the said parties of the first part have hereunto set their