

terely covenant, to and with said party of the second part that he will warrant and forever defend the title to the same unto said party of the second part, his heirs and assigns, against all and every person, whomsoever, lawfully claiming the same.

In witness whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

James D. Capron Jr. (seal.)
 State of Missouri, } S.S.

City of St. Louis. }

On this 10th day of March, 1908, before me a notary public, within and for the City and State aforesaid, personally appeared James D. Capron Junior, a single man, to me personally well known as the grantor in the foregoing instrument and acknowledged to me that he executed the same for the consideration and purposes therein mentioned and set forth.

In testimony whereof, I have hereunto set my hand, affixed my notarial seal the day and year above written.

Rosa Ross

(seal)

Notary Public

My term will expire Dec. 25, 1910.

Filed for record, Dec. 29, 1908 at 3 o'clock P.M.

McClintock

(seal)

Reg. of Deeds