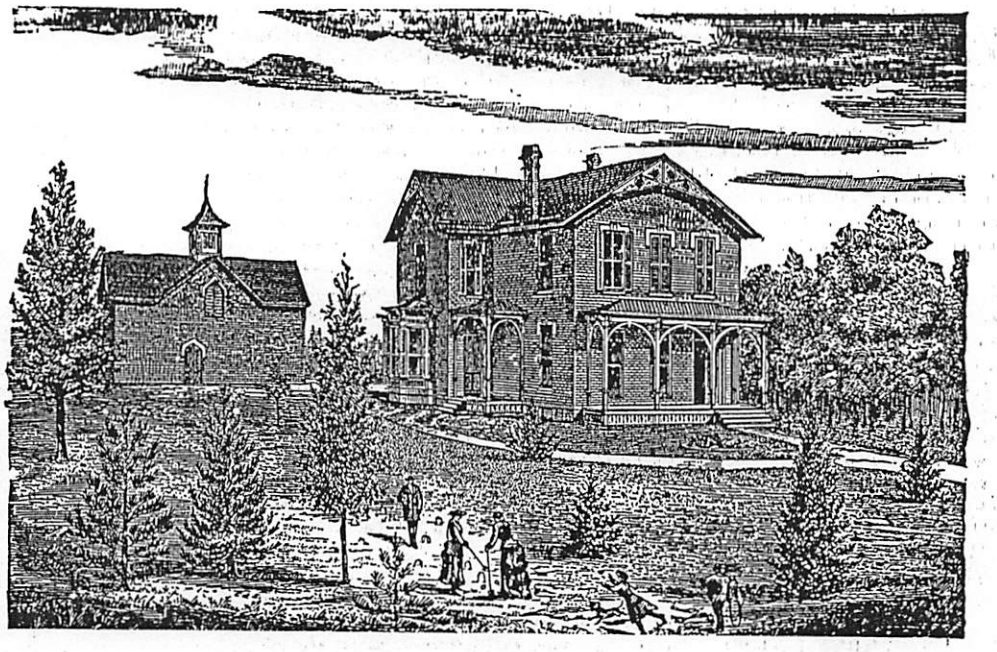
Residence of J. E. Bonebrake, Abilene, Kansas

Left to Right
J. F. Murphy Mrs. J. F. Murphy Robert Murphy Miss Blaney Ben Murphy Stella Murphy

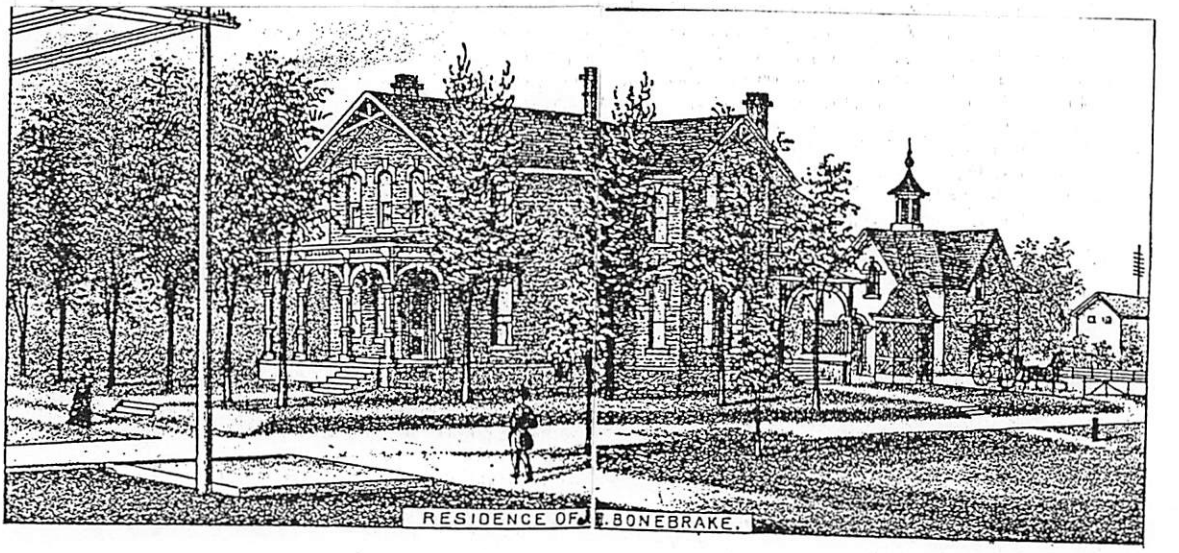
Picture taken between 1905 1910

91-634

316 N. Mulberry
Osborne, Ks



Residence of J. E. Bonebrake, Abilene, Kansas.



316 N. Mulberry

With all the glamour and romance of the "Old West" days in Abilene it was easy to overlook an obscure but far-reaching event that occurred in 1879. On an early spring morning, one of Abilene's citizens stepped off the train after a business trip to the East and very quietly carried a wooden crate to his home. Abilene had received its first telephone.

A newspaper account on April 11, 1879, recorded the city's initial reaction to its newest and most puzzling acquistion:

> *A few days ago, while sitting in the office of J.E. Bonebrake, we were agreeably surprised to hear Mr. Bonebrake's little daughter playing a fine piece of music on the piano, at his residence several blocks away. We also held a conversation with Mrs. B., who was at home. Mr. B. has put up a telephone line from his office to his residence -- distance between a quarter and a half mile. The instruments at each end of the line are the invention of Graham Bell -- and known as the Bell Telephone. This* ***is*** *a wonderful age.*

The preceding accounting helped Dale and Jacque Wallace complete the steps necessary in "marking" their home at that time, 316 N. Mulberry. The residence is one of four houses and a church that were built in the 1870s with locally manufactured brick.

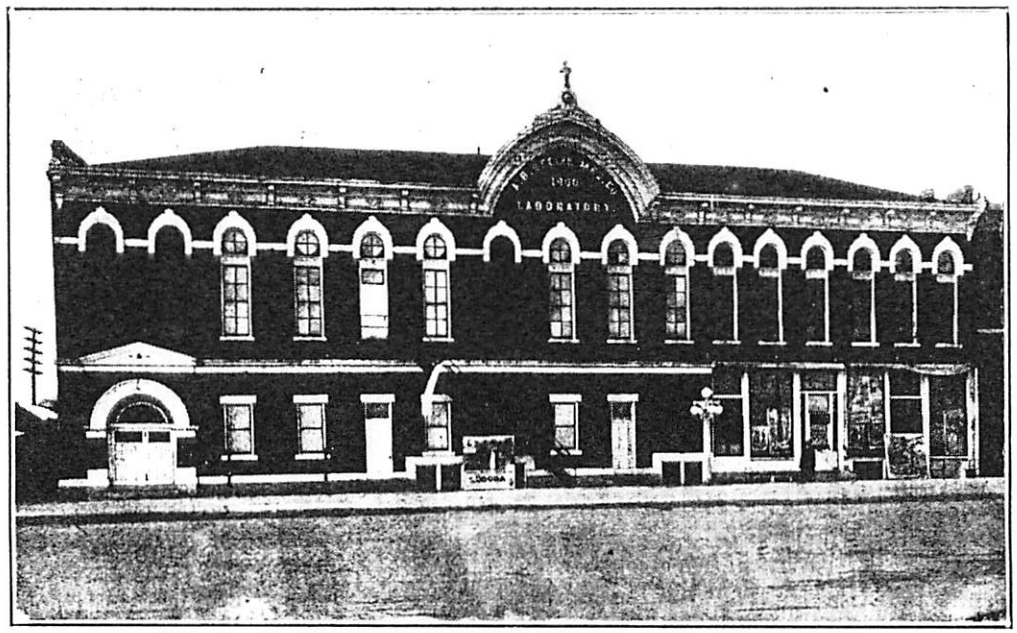
When built, the Bonebrake house showcased many Gothic features including its steep roofline, but in later years underwent many alterations. At the time of its construction, the house was considered one of the more substantial homes in Abilene.

J.E. Bonebrake set up business in hardware and machinery upon his arrival in Abilene in 1871. His contributions to our community were extensive with one very notable structure being the Bonebrake Opera House on N.W. 2nd, built in 1879. Bonebrake eventually sold the building to A.B. Seelye. More recent Abilene residents remember the structure as the Plaza Theatre.

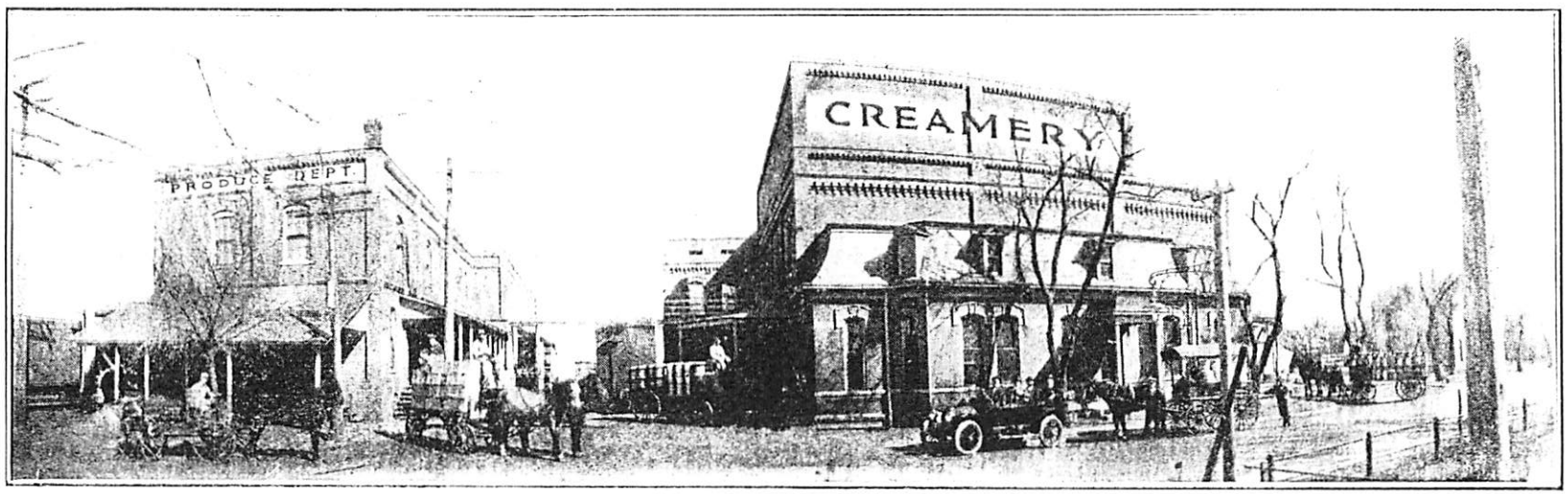
"Marking" historic buildings is one way people can help preserve the history of their community. The purpose of Abilene's Heritage Homes Association includes maintaining a marking program and acting as preservation advocates in matters concerning city and county planning and zoning.

submitted by: *Robin Sherck, board member of Heritage Homes Association*

Photo caption: The J.F. Murphy family in front of their home at 316 N. Mulberry, photo taken between 1905 and 1910.



DR. A. B. SEELYE LABORATORY AND THEATRE



BELLE SPRINGS CREAMERY, PRODUCE AND ICE PLANT

Also see # 91-634 in photograph collection.

Please print date as you wish it to appear on your plaque,

Heritage Homes

1878

Association

Please return to Lynda Scheele
Dickinson County Historical Society
412 S, Campbell
Abilene, Kansas 67410

Signature Lynda L Scheele

Date 4-8-92

1992 Preservation 316 N. Mulberry

"With all the glamor and romance of the 'Old West' days it was easy to overlook an obscure but far-reaching event that occured in 1879. On an early Spring morning, one of Abilene's citizens stepped off the train after a business trip to the east and very quietly carried a wooden crate to his home....Abilene had received its first telephone."

The preceding accounting helped Dale and Jacque Wallace establish the date their home, located at 316 N. Mulberry, was built. It is one of 4 houses and a church that were built in the 1870's with locally manufactured brick.

J. E. Bonebreak set up business in hardware and machinery in 1871 upon his arrival to Abilene. His contributions to our community are extensive with one very notable structure being the Bonebreak Opra House on N.W. 2nd built in 1879, which, in later years, was known as the Seelye Theater. Mr. Bonebreak established the Abilene Water Works at N.W. 2nd and Walnut streets, supplying water to the community for many years until it was replaced by the Sand Springs well.

When built, the Bonebreak house strutted many Gothic features to include its steeped roof line, but in later years, has undergone many alterations. Once a single family dwelling, it was considered to be one of the more substantial homes of its era.

With all the glamour and romance of the "Old West" days it was easy to overlook an obscure but far-reaching event that occurred in 1879. On an early spring morning, one of Abilene's citizens stepped off the train after a business trip to the East and very quietly carried a wooden crate to his home. Abilene had received its first telephone.

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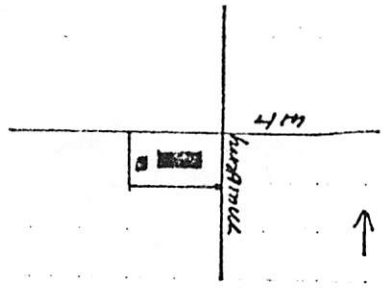
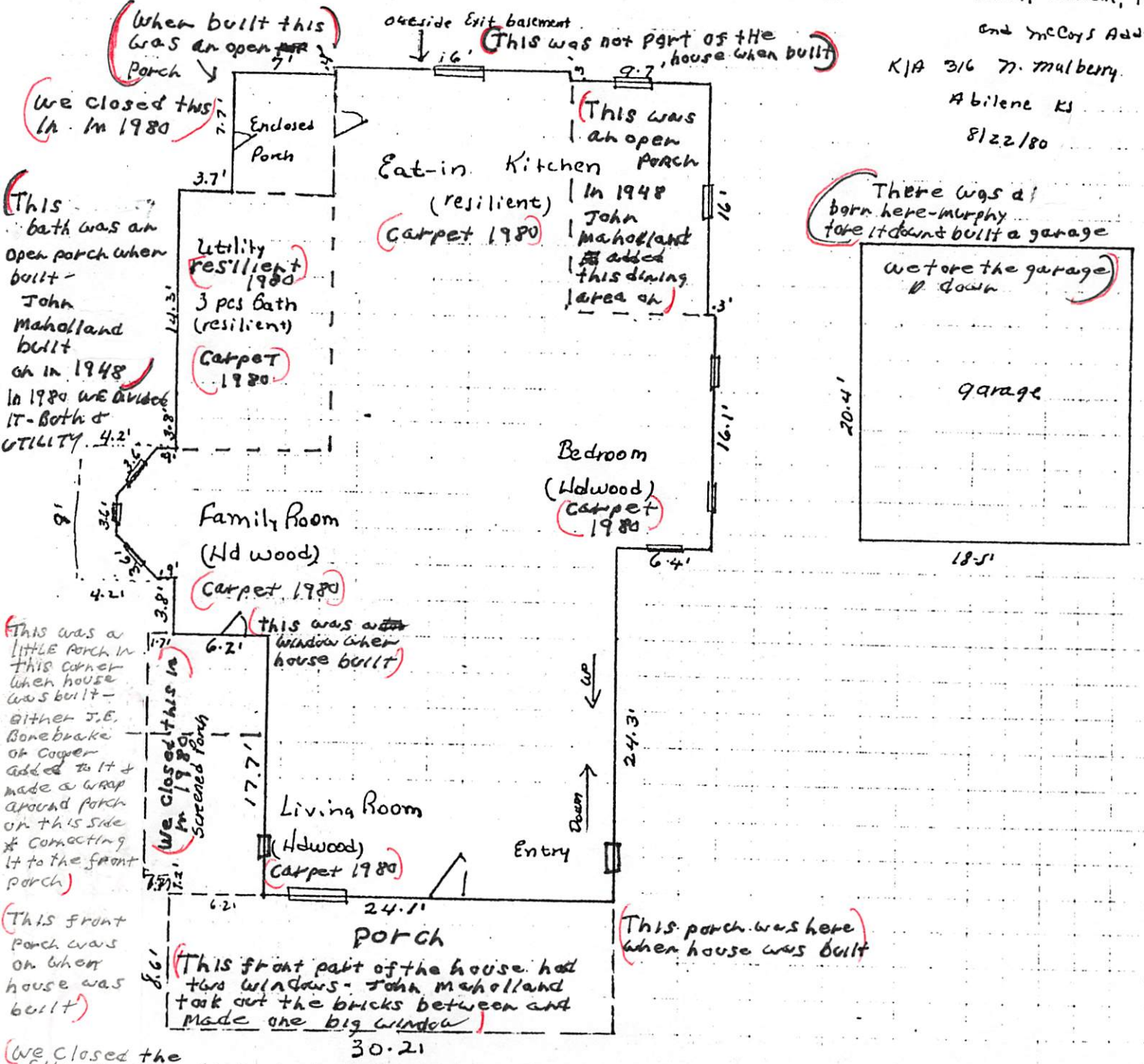
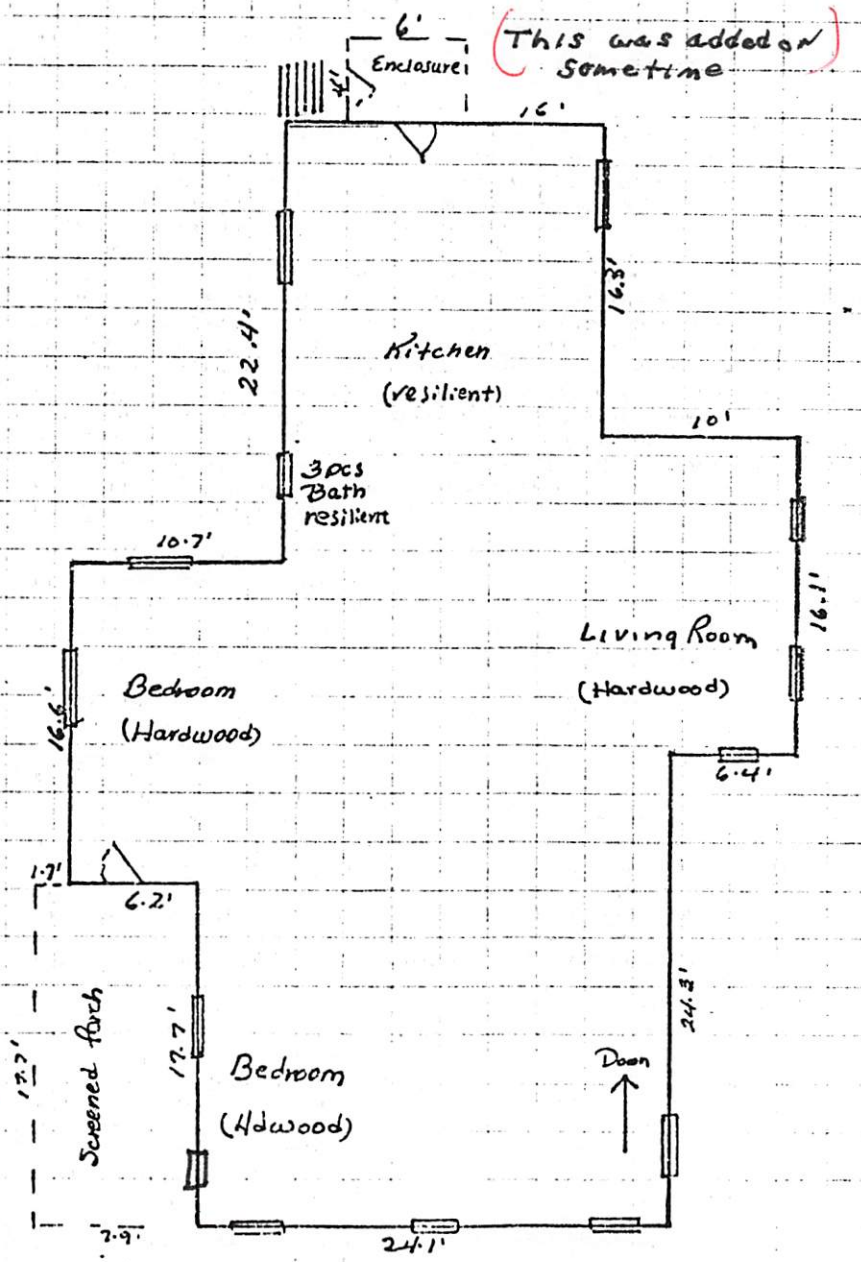
In addition to enjoying the novelty of having the first phone in town, Bonebrake realized the practical side of the instrument. He could spend the long hours necessary for supervising construction of his opera house and still maintain contact with his wife and daughter at home. The telephones that Bonebrake used were not owned by him; instead, they had been leased from the Bell Telephone Company. This licensing company, in existence for only seven months, leased all telephones outside New England.



Legal: N. 80' L.52, 54, 56
E 15' L.58 to Presbyterian
Church, Abilene, Thompson
and McCoys Addn.
K/A 316 N. Mulberry
Abilene KS
8/22/80





(When house was built this porch wasn't here - JE Bore brake at Cooper added it on when they added to the Lower porch?)

STORY OF J. E. BONEBRAKE

Born in Indiana in June, 1848, J. E. Bonebrake came to Abilene, Kansas, in 1871 and set up business in hardware and machinery adding considerably to his stock as time went on. In 1882, he organized with A. W. Rice with Capital of $75,000 doing business of $180,000 that year. In 1871 he established the Abilene Water Works on N. W. Second and Walnut Streets. Water from a well pumped into a reservoir surrounded by maintainance buildings furnished the water supply.

In 1879, J. E. Bonebrake built the Bonebrake Opera House at a cost of $45,000 with magnificent storerooms on the first floor. The building was 75 x 125 feet with steam heat and gas lights throughout. Later he and Rice built another building extending from the Opera House to Cedar Street [Bonebrake and Rice Co.]. These operations are shown on the city map of 1886. The Opera House was later sold to A. B.Seelye for a theatre which remains The Seelye Theatre. Water works was replaced by Sand Springs water from springs and wells. Bonebrake was President of The First National Bank, Kansas Farmer's Mutual Insurance Co. and Abilene Water and Gas Company. [Information from Dickinson County Historical Society records.]

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In addition to enjoying the novelty of having the first phone in town, Bonebrake realized the practical side of the instrument. He could spend the long hours necessary for supervising construction of his opera house and still maintain contact with his wife and daughter at home. The telephones that Bonebrake used were not owned by him; instead, they had been leased from the Bell Telephone Company. This licensing company, in existence for only seven months, leased all telephones outside New England.

Dale & Jacquie Wallace
316 North Mulberry, Abilene, Kansas

The home currently owned by Dale and Jacquie Wallace, located at 316 N. Mulberry is one of 4 houses and 1 church that were built in the late 1870's with brick manufactured by the local brick factory. It is considered to be one of the more substantial homes of the era.

The following information is from the abstract:

There is no date listed as to when the house was built. However, in an article about Mr. Bonebrake it is stated that the first telephone in Abilene was installed in the Bonebrake residence in April 1879. This leads to the conclusion that the house was built in 1878 by Mr. J. E. Bonebreak. (Refer to the article about the telephone.)

The abstract shows that the property was transferred by Elvira A. and J.E. Bonebrake to Grace Bonebrake in 1894. Then in 1894 Grace Bonebrake transferred the property to Jane and John Cooper.

Eliza Murphy bought the property in 1905. When she died in 1928, the Murphy family gave a Quit Deed to John F. Murphy. This was dated Oct. 2, 1928. On Oct. 4, 1928 he signed a Warranty Deed to Stella F. Murphy.

Stella Murphy sold the home to John C. and Hazel Maholland in 1945. The Mahollands sold the property to H. L. Wright in 1949.

Dale & Jacquie Wallace purchased the property from H. L. Wright in 1970.

When the home was built it had a little porch on the south and a porch on the front. J. E. Bonebrake or John Cooper built on the wrap-around porch connecting the south side porch and east front porch and the upper porch.

Between 1915 and 1920, Eliza and John Murphy remodeled the house including hardwood floors and changing from steam heat to a furnace.

In 1948, John Maholland did a lot of remodeling. He tore off the porch on the south side towards the west end and built on a bath room. The original bathroom was made into a walkin closet. He tore off the porch on the north side and built on a dining area. He changed the two windows on the front of the house into one big window. He changed the two windows on the south and north sides

towards the front to modern squared sections to match the big window on the front.

He added a wall on the east side of the kitchen, put in a pantry and an entrance to the new bathroom. On the west side of the kitchen there were steps going to the basement and upstairs. He took these out, putting the basement stairs to the front of the house under the stairs going upstairs.

The door to the front livingroom was a double door from the entrance way. It was closed off on the west half to make a single door.

The door out of the second living room to the hall and stairs going up was also closed in on the back side and made into a closet. Doors were put in on the east and west ends of the hallway going to the back half of the house and along the stairway to upstairs. Also the kitchen in the upstairs apartment.

H. L. Wright bought the house in 1949 using the whole house for several years and then made it into apartments in 1967. He also put in a new furnace for downstairs and a furnace and air conditioner for upstairs that same year, lowering the ceilings in the dining room and the two living rooms to make room for the ducts for upstairs.

Sometime someone added the little porch on the west side upstairs and put in steps for an outside entrance., as well as a back entrance to the basement.

(Refer to the picture of the back of the house. This picture also shows the dining area that was added on the north side of the house in 1948.)

We bought the house from H. L. Wright in 1970 and continued to use it as an apartment house. We kept the upstairs bedroom to the front of the house as part of our apartment.

In 1970, we built a wall in the dining room to make a downstairs bedroom and a hallway from the front of the house to our kitchen. We took out the pantry and made a hallway to the bathroom closing up the doors from the kitchen and living room to the bathroom. In the bathroom we built two walls and louver doors and divided the room for a bathroom and utility room.

In 1980 we did a major remodeling - new kitchen cupboards, removed the whole bathroom, paint, paper, paneling throughout our apartment, carpet in both living rooms, hallways, bathroom, kitchen and dining areas, closed in all the outside porches, new lights in all the rooms except the front room and front hall, textured the ceilings in the two living rooms, hallway to the kitchen and bedroom, new ceiling in the dining area and hallway to the bathroom and utility room. We are now working in the front hall and stairway - it is all papered, textured ceilings and new lights.

We took out all the old duct work in the basement all the way down to the furnace and put in all new ducts for perimeter heating and cooling. At this time we put in central air conditioning to our apartment.

We also removed all the old style gutters and put on new seamless gutters, painted the house jamestown Red and trimmed the house with white. Storm windows and doors were added all the way around the house at this time also.

I changed the enclosed back porch into my office for my advertising specialties in approximately 1985.

In 1989, we covered over the old front porch with carpet and I built a new landing over the old steps out the back door on the side and put carpet on this, working on the roof to cover this.

In 1990 I added a wall on the back stairway and built a shed under the stairs for lawn equipment

CHAPTER I

EXPERIMENTATION AND MONOPOLY

Throughout the last half of the 1800s and on into our own twentieth century, the little city of Abilene, Kansas, has been written into American history in a big way. Forming the terminus of early-day cattle drives, Abilene developed ~~into~~ as a thriving cowboy and railroad center that satisfied every vice and desire the pioneer spirit could conjure up. As the cattle trade moved farther west, winter wheat was raised to take its place. Before long, Abilene became prosperous and respectable because of the "Golden Belt" of grain surrounding it.

With all the glamour and romance of the "Old West" days it was easy to overlook an obscure but far-reaching event that occurred in 1879. On an early spring morning, one of Abilene's citizens stepped off the train after a business trip to the East and very quietly carried a wooden crate to his home. Abilene had received its first telephone.

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> You can sit in a room and converse with another person a mile or fifty miles distant. Wonders will never cease.[1]

J. E. Bonebrake was one of the leading citizens in town, making himself indispensable by selling the farm machinery that wheat growers needed. In time, his business expanded to include a hardware line, and he built a white frame store on the northwest corner of Second and Cedar streets. In July 1879, Bonebrake began construction of a magnificent opera house that measured 75 by 120 feet, just east of his old hardware store. The $45,000 building contained new showrooms for his business on the ground floor and a theater on the second floor with seating capacity for seven hundred people.[2]

In addition to enjoying the novelty of having the first phone in town, Bonebrake realized the practical side of the instrument. He could spend the long hours necessary for supervising construction of his opera house and still maintain contact with his wife and daughter at home. The telephones that Bonebrake used were not owned by him; instead, they had been leased from the Bell Telephone Company. This licensing company, in existence for only seven months, leased all telephones outside New England.[3] (See Appendix B.) He had gone to

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[1] Abilene Gazette, April 11, 1879, p. 4.

[2] Andreas, History of Kansas (1883), p. 689.

[3] J. Warren Stehman, The Financial History of the American Telephone and Telegraph Company (Boston: Houghton Mifflin Co., 1925), p. 12.

the offices at No. 95 Milk Street in Boston, Massachusetts, and, while there, signed a lease agreement, paying $20 for the two telephones.[4] His bill was payable semi-annually in advance, and he agreed to keep the instruments in good working order.

The telephones themselves were very historic pieces. They had been manufactured in the shop of Charles Williams Jr. of Boston where he was assisted by Thomas A. Watson.[5] The phones were in three separate units, all connected to each other by a series of wires. The magneto box had been developed by Williams and patented April 16, 1878. It contained the ringer invented by Watson, and from its switch hook hung Bell's wooden hand receiver.[6] The transmitter, which occupied a separate and smaller box, had been designed by Francis Blake. Although the Blake transmitter was developed using a carbon electrode, in violation of Thomas Edison's patent covering the use of carbon in a transmitter, the early Bell company chose to ignore the legal risks and produced this effective and vital part of the telephone.[7] By mid-March 1879, the first one thousand Blake transmitters had been produced, one

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[4]Ron Knappen, History and Identification of Old Telephones (La Crosse, 1974), p. 37.

[5]N. R. Danielian, A.T.&T., The Story of Industrial Conquest (New York: Vanguard Press, 1939), p. 11.

[6]Knappen, p. 24.

[7]M. J. Sribniak, The Blake Transmitter (La Crosse, 1974), p. 14. Patents for these illegally produced transmitters were granted to Blake on November 29, 1881, after a long fight with the patent office.

of which came to Abilene.[8] The third part of the telephone set was the battery stand and the wet cell battery. Bonebrake's phone utilized a Le clanché Gonda battery that was advertised as being the "Standard Open Circuit Battery of the World."[9] The Bonebrake family constantly had to make sure that the battery's solution of sal ammoniac with zinc and carbon plates was in good working order.

Once Bonebrake had the telephones safely installed in his home and at the hardware store, his next problem was to connect the two with wire. Since his phones were grounded magneto, he needed only one No. 9 iron wire strung on glass insulators. The 1,025-foot wire was strung down the alleys and attached to buildings and barns wherever possible.[10] Today, we can only imagine the excitement and wonder that Abilenians felt as that first line went up. (See Appendix A.)

The second pair of telephones to arrive in Abilene were put into service the next year. These phones were radically different because they operated by sound vibration instead of magnetic induction. Shaped like two soup cans, this mechanical telephone system required nothing more than a wire stretched tight between the two metal cylinders. Their inventor, Martin Hoover of Bushnell, Illinois, had received his patent

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[8]Ibid. The Abilene Blake transmitters were the fourth form manufactured. They bore the serial number 15.

[9]Knappen, p. 41.

[10]Charles W. McDaniel, Telephone Reminiscences (Kansas City, 1929), p. 39.

on July 22, 1879, based on his inclusion of an air chamber at the end of each phone.[11] His air pocket diaphragm differed very little from the vibration phones that had been in use as novelty items over the previous 15 years. At the 1877 State Fair in Topeka, Kansas, vibration telephones had been demonstrated and were readily purchased, as one eyewitness recalled:

> Great crowds gathered around the man on the sidewalk, and each one was anxious and eager for his chance to talk to and listen to the voice of the man on top of the bank building. Talking into the open end of the can and then clapping it closely to the ear to hear the answering words, each one had his turn. Of course, the words were faint, but they could be heard and understood, and the miracle of talking over a string 300 feet long was something to boast about to the less fortunate neighbor. The man on the street had a satchel full of telephones, and he sold them at 50 cents per pair; and he did a rushing business, too.[12]

The owner of this unusual brace of telephones was E. Fuller Parent, proprietor of the Star Grocery Store. Parent had arrived in Abilene in 1870 and, after building a "small cottage"[13] on Northwest Fifth Street, sent for his wife to follow him. In 1879, Parent erected a brick, two-story building with a wooden sidewalk and awning just

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[11]Martin L. Hoover, Patent Application with the United States Patent Office (Washington, May 12, 1879).

[12]"Fair Recalls 1st 'Phone Seen Here," Topeka Capitol, September 19, 1910, p. 1.

[13]Eliza Jennie Parent, Historical Sketch of a Kansas Woman Founder (Dickinson County Historical Museum), p. 1. "My husband had built a small cottage and here we made our home and I still reside on the same site but not in the same house."

one door north of the Bonebrake Hardware Store on Cedar Street.[14] One of his phones was located at the back of this store with a wire running in a semi-direct line to his home. The distance the sound vibrations had to follow was an amazing 1,050 feet.[15] Recognizable speech must have been very difficult to make out, so communication was probably made by tapping sharply on the receivers.

The third and final individually operated telephone in Abilene made its appearance in January 1881. The Gazette by this time had become used to the idea of people talking to each other over long distances: "Telephone connection is now established between T. C. Henry's residence and his downtown office--a distance of one mile."[16]

T. C. Henry had made history ten years earlier when he had pioneered the growing of winter wheat in Dickinson County.[17] Since the cattle trade had died off, the cash crop of wheat gave Abilene a much-needed shot in the arm and, as a byproduct, made T. C. Henry a millionaire. Abilene's "Wheat King" also wheeled and dealed in real estate and found it convenient to open a Real Estate and Abstract of Title

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[14]Andreas, p. 691.

[15]Aerial Photo Map (Planning Division of the Kansas Department of Economic Development, 1970).

[16]Abilene Gazette, January 28, 1881, p. 4.

[17]Henry B. Jameson, Heroes by the Dozen (Abilene: Shadinger-Wilson Printers, Inc., 1961), p. 80.

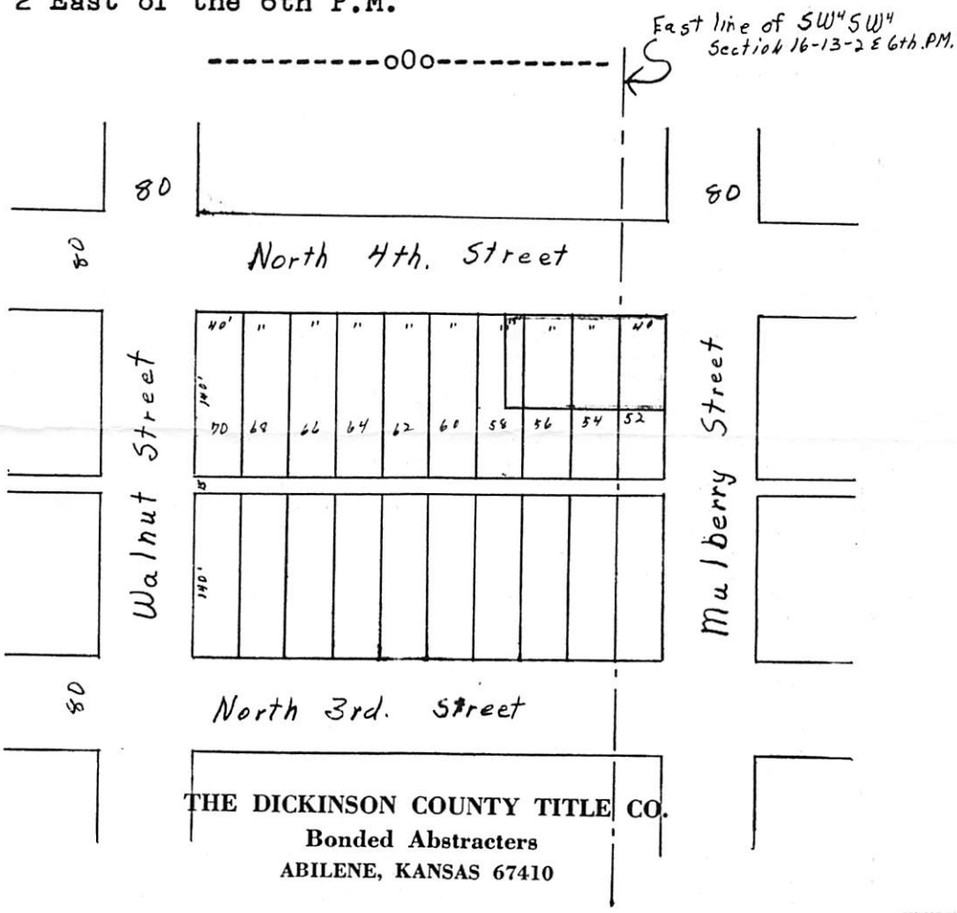
№ 18560

ABSTRACT of TITLE

TO
THE FOLLOWING DESCRIBED REAL ESTATE
SITUATED IN
DICKINSON COUNTY, STATE OF KANSAS

No. 1 The North Eighty(80) feet of Lots Fifty-two (52), Fifty-four (54) and Fifty-six (56) and The North Eighty (80) feet of the East Fifteen (15) feet of Lot Fifty-eight (58), on North Fourth Street, in Thompson and McCoy's Addition to Abilene, Kansas;

being in and forming a part of the land formerly described as the South Half of the Southwest Quarter of Section 16, Township 13 South, Range 2 East of the 6th P.M.



THE DICKINSON COUNTY TITLE CO.
Bonded Abstracters
ABILENE, KANSAS 67410

The Dickinson County Title Co.

Bonded Abstracters

Abilene, Kansas

Sheet No.

No. 2

ORGANIC ACT. Act to organize the Territory of Kansas.

Section 34. And be it enacted: That when the lands in said territory shall be surveyed under the direction of the government of the United States, preparatory to the bringing of the same into the market, Sections numbered SIXTEEN and THIRTY-SIX in each township in said territory shall be, and the same are hereby reserved, for the purpose of being applied to the schools in said territory, and in the states and territories hereafter to be erected out of the same.
(Approved May 30, 1854.)

CONSTITUTION OF KANSAS. School lands.

Section 1. Sections SIXTEEN and THIRTY-SIX in each township in the state, including Indian Reservations and Trust Lands, shall be granted to the State of Kansas for the exclusive use of common schools; and when either of said sections, or any part thereof, has been disposed of other lands of equal value, and as nearly contiguous thereto as possible, shall be substituted therefor. (Sec. 96. Gen. Statutes 1905.)

ACT OF CONGRESS ADMITTING KANSAS TO UNION.

Section 3. That sections numbered SIXTEEN and THIRTY-SIX of every township of public lands in this state, and where either of said Sections or any part thereof, has been sold, or otherwise disposed of, other lands, equivalent thereto, and as contiguous as may be shall be granted to said state for the use of school lands. (Approved: January 29, 1861.)

No. 3

The State of Kansas,
By the Governor, S.J.Crawford,
R.A.Barker, Secy. of State,
(SEAL)
to

Thomas A. McClean,

Consdn: $480.00

STATE PATENT

Dated: 20th July, 1867

Filed: 29th July, 1867, 7 PM

Recorded: Book A Page 529

GIVE AND GRANT: The Southwest Quarter of the Southwest Quarter of Section 16, Township 13 South, Range 2 East, containing 40 acres.

According to the provisions of the Act of the Legislature of the State of Kansas, approved February 22, A.D. 1864, entitled "An Act to Provide for the sale of the School Lands."

The Dickinson County Title Co.

Bonded Abstracters

Abilene, Kansas

Sheet No.

No. 4

The State of Kansas,
By the Governor, S.J.Crawford,
R.A.Barker, Secy. of State.
(No seal)
to

Charles H. Thompson,

Consdn: $2040.00

STATE PATENT

Dated: 5th July, 1867

Filed: 12th July, 1867, 3 PM

Recorded: Book A Page 515

GIVE AND GRANT: The Southeast Quarter of Section 16 and the East Half of the Southwest Quarter of Section 16, Township 13, Range 2 East, containing 240 acres.

According to the provisions of the Act of the Legislature of the State of Kansas, approved February 22, A.D. 1864, entitled "An Act to provide for the sale of the School Lands."

No. 5

Thomas A. McLean and Mary McLean (marital status not shown)

to

Charles H. Thompson and Joseph G. McCoy,

Consdn: $600.00

WARRANTY DEED

Dated: 15th July, 1867
Ackn'd: 15th July, 1867
Before: E. Barber, JP
Dickinson County, Kansas.

Filed: 15th July, 1867, 6 PM
Recorded: Book A Page 516
Revenue: 50¢

CONVEY AND WARRANT: The Southwest Quarter of the Southwest Quarter of Section 16, Township 13, Range 2 East, except 4 acres on Mud Creek sold to T.F.Hersey and described as follows: Commencing 20 chains North on Section line from the Southeast Quarter pf Section 17, Township 13 South, Range 2 East; thence East as follows: thence East 32 rods; thence South 20 rods; thence West 32 rods; thence North 20 rods to place of beginning.

The Dickinson County Title Co.

Bonded Abstracters

Abilene, Kansas

Sheet No._____

No. 6

Charles H. Thompson and Mary E. Thompson, his wife,

to

President and Directors of the Union Pacific Railway Company, Eastern Division, late the Leavenworth, Pawnee & Western Railroad Company,

Consdn: $1.00

WARRANTY DEED

Dated: 8th November, 1866
Ackn'd: 8th November, 1866
Before: Green Lamb, Co.Clk.
Dickinson County,Kansas (L.S.)

Filed: 2nd October, 1867
Recorded: Book B Page 14

Revenue: 50¢

GRANT AND CONVEY: A strip of land 100 feet wide, being 50 feet wide on each side of the center of the track of the Union Pacific Railway Company, Eastern Division, as now located on the southeast quarter and the east half of the southwest quarter of Section 16, Township 13 South, Range 2 East of the 6th P.M., commencing on the east line of the above described land and running through the same to the west line thereof and in addition thereto for side tracks and railroad building on the east half of the southwest quarter 100 feet wide on each side of the first before mentioned strip of land throughout the length of said east half of southwest quarter of section 16, township 13 south, range 2 east of the 6th P.M.

No. 7

Charles H. Thompson and Mary E. Thompson, his wife,

to

President and Directors of the Union Pacific Railway Company, Eastern Division, late the Leavenworth, Pawnee & Western Railroad Company,

Consdn: - - - -

RIGHT OF WAY DEED

Dated: 8th November, 1866
Ackn'd: 8th November, 1866
Before: Green Land, Co.Clk.
Dickinson County, Kansas (L.S.)

Filed: 12th July, 1906
Recorded: Book 59 Page 1

GRANT AND CONVEY: A strip of land 100 feet wide, being 50 feet wide on each side of the center of the track of the Union Pacific Railway Company, eastern Division as now located on the southeast quarter and the east half of the southwest quarter of section 16, township 13 south, range 2 east of the 6th P.M., commencing on the east line of the above described land and running through the same to the west line thereof and in addition thereto for side tracks and railroad building on the east half of the southwest quarter 100 feet wide on each side of the first before mentioned strip of land throughout the length of said east half of the southwest quarter of Section 16, Township 13 South, Range 2 East of the 6th P.M.

The Dickinson County Title Co.

Bonded Abstracters

Abilene, Kansas

Sheet No.

No. 8

James W. Gore,
Affiant
to
The Public

AFFIDAVIT

Sub. & sworn: 12th March, 1891
Before: W.H. Anderson, NP
Dickinson County, Kansas (L.S.)
Filed: 27th September, 1935,9:15
Recorded: Book 104 Page 357

RECITES: That he was well acquainted with Thomas A. McClean who received a Patent to the SW¼ of SW¼ Sec. 16, T.13, R.2 East of the 6th P.M., under date of July 20th, 1867, and that Thomas A.McLean who conveyed said land under date of July 15th, 1867, is one and the same person and further deponent saith not.

No. 9

J. B. Edwards,
Affiant
to
The Public

AFFIDAVIT

Sub. & Sworn: 19th Feby. 1942
Before: May Capsey, NP
Dickinson County, Kansas (L.S.)
Filed: 21st February,1942,11:45 A
Recorded: Book 109 Page 437

RECITES: That he has been a resident of Dickinson County, State of Kansas, for more than Seventy (70) years last past; that he was well and personally acquainted with Thomas A. McLean and Mary McLean and knows that they were husband and wife at the time they executed a Warranty Deed dated July 15, 1867 said deed being recorded in Deed record "A" at page 516.

Affiant further states that he was well and personally acquainted with Joseph G. McCoy and Sarah E. McCoy and knows that they were the owners, at one time, of the Southwest Quarter of Section 16, Township 13 South, Range 2 East of the 6th P.M. and knows that wherever their names appear as grantors in connection with the title to said land they were husband and wife.

The Dickinson County Title Co.

Bonded Abstracters

Abilene, Kansas

Sheet No.

No. 10

Charles H. Thompson and Mary E. Thompson (marital status not shown)

to

Joseph G. McCoy,

Consdn: $1953.50

WARRANTY DEED

Dated: 18th June, 1867
Ackn'd: 18th June, 1867
Before: E. Barber, JP
Dickinson County, Kansas.
Filed: 18th June, 1867, 3 PM
Recorded: Book A Page 496
Revenue: $2.00

CONVEY AND WARRANT: An undivided two-thirds of the East Half of the Southwest Quarter (and other lands) all situated in Section 16, Township 13, Range 2 East of the 6th P.M.

No. 11

Charles H. Thompson and Mary E. Thompson, his wife,

to

Joseph G. McCoy,

Consdn: $800.00

WARRANTY DEED

Dated: 27th August, 1867
Ackn'd: 27th August, 1867
Before: E. Barber, JP
Dickinson County, Kansas.
Filed: 28th August, 1867, 7 PM
Recorded: Book A Page 546
Revenue: 50¢

CONVEY AND WARRANT: Two-thirds of the South half of the Southwest Quarter of Section 16, Township 13, Range 2 except four (4) acres out of the northwest corner of the southwest quarter of the southwest quarter of Section 16, Township 13, Range 2 East (and other lands).

No. 12

Charles H. Thompson and Mary E. Thompson, his wife,

to

Joseph G. McCoy,

Consdn: $1000.00

WARRANTY DEED

Dated: 25th December, 1867
Ackn'd: 25th December, 1867
Before: E. Barber, JP
Dickinson County, Kansas.
Filed: 26th December, 1867, 1 PM
Recorded: Book B Page 44
Revenue: $1.00

CONVEY AND WARRANT: The undivided two-thirds of the Southeast Quarter of the Southwest Quarter of Section 16, Township 13, Range 2 East (and other lands).

The Dickinson County Title Co.

Bonded Abstracters

Abilene, Kansas

Sheet No.

No. 13

Joseph G. McCoy and Sarah E. McCoy, his wife,

to

Charles H. Thompson,

Consdn: $100.00

WARRANTY DEED

Dated: 25th December, 1867
Ackn'd: 25th December, 1867
Before: E. Barber, JP
Dickinson County, Kansas.
Filed: 26th December, 1867, 1 PM
Recorded: Book B Page 32
Revenue: 50¢

CONVEY AND WARRANT: The undivided half of the Southwest Quarter of the Southwest Quarter of Section 16, Township 13, Range 2 East, Except four acres in the Northwest corner.

No. 14

THOMPSON & McCOY'S ADDITION

TO

ABILENE

P L A T

Dated: - - - -
Ackn'd: 13th November, 1869
Before: John H. Mahan, NP
Dickinson County, Kansas (L.S.)
Filed: 26th December, 1867, 9 AM
Recorded: Book A Page 2

PLAT AND DEDICATE: Thompson and McCoy's Addition to Abilene, which comprises the South Half of the Southwest Quarter of Section 16, Township 13, Range 2 East of the 6th P.M. and contains 80 acres.

Acknowledged by: C.H.Thompson and J.G.McCoy. Owners and proprietors.

No. 15

Joseph G. McCoy and Sarah E. McCoy (marital status not shown)

to

Charles H. Thompson,

Consdn: $1.00

QUIT CLAIM DEED

Dated: 30th April, 1875
Ackn'd: 5th May, 1875
Before: C.H.Lebold, NP
Dickinson County, Kansas (L.S.)
Filed: 24th May, 1875, 9 AM
Recorded: Book J Page 172

REMISE, RELEASE AND QUIT CLAIM: The South Half of the Southwest Quarter of Section 16, in Township 13, Range 2 East of the 6th P.M.

"The object of this deed is to correct the records of Dickinson County, Kansas, to show that when Charles H. Thompson and Joseph G. McCoy filed the Plat of the above described land as Thompson and McCoy's Addition to the town of Abilene, for record

(continued)

No. 15 (continued)

in the Recorder's office of Dickinson County and State of Kansas, on the 26th day of December, A.D. 1867, Charles H. Thompson was the owner of the undivided one-third of the South East Quarter of the South West (¼) ____ and the undivided one-half of the South West Quarter of the South West (¼) __ of said Sec.16,Tp.13 R. 2 E. of the 6th P.M. also that Joseph G. McCoy was the owner of the undivided 2/3rds of the South East ¼ of the South West ¼ and the undivided one-half of the South West Quarter of the Southwest Quarter of said Sec. 16, Tp.13,R.2 E. of the 6th P.M."

No. 16

Joseph G. McCoy and Sarah E. McCoy, (marital status not show)

to

Charles H. Thompson,

Consdn: $1.00

QUIT CLAIM DEED

Dated: 30th April, 1875
Ackn'd: 5th May, 1875
Before: C.H.Lebold, NP
Dickinson County, Kansas (L.S.)
Filed: 21st August, 1875, 10 AM
Recorded: Book J Page 289

REMISE, RELEASE AND QUIT CLAIM: The South Half of the Southwest Quarter of Section 16, in Township 13, Range 2 East of the 6th P.M.

"The object of this Deed is to correct the records of Dickinson County, Kansas, to show that when Charles H. Thompson and Joseph G. McCoy filed the Plat of the above described land as Thompson and McCoy's Addition to the Town of Abilene for record in the Recorder's office of Dickinson County and State of Kansas on the 26th day of December, A.D. 1867, Charles H. Thompson was the owner of the Undivided one-third of the South East Quarter of the Southwest Quarter and the undivided one-half of the South West Quarter of the South West Quarter of said Sec. 16, Tp. 13, R. 2 E. of the 6th P.M. Also that Joseph G. McCoy was the owner of the undivided two-thirds of the South East Quarter of the South West Quarter and the undivided one-half of the South West Quarter of the South West Quarter of said Sec. 16, Tp.13, R.2 E. of the 6th P.M.

(Attached is the following:)
State of Kansas)
County of Saline)SS:

Be It Remembered, That on this 21st day of August, A.D. 1875, before me the undersigned, Probate Judge in and for the said County and State came Jacob Augustine & C.H.Lebold to me personally known, by the oaths of whom they being by me first duly sworn, according to law, it was satisfactorily proved to the undersigned, that by reason of absence from the State, and their non-residence the attendance of Joseph G. McCoy and Sarah E. McCoy grantors in the within deed cannot be procured in order to make acknowledgment of the execution, and that it was proved by the said Jacob Augustine and C.H.Lebold that the within quit claim deed from Joseph G. McCoy & Sarah E. McCoy to Charles H. Thompson was executed by the said Joseph G. McCoy & Sarah E. McCoy, whose names are thereunto subscribed as grantors.

In Witness Whereof, I have hereunto subscribed my name, and affixed the Seal of the Probate Court of said County of Saline, the day and year last above written.

(COURT SEAL) H.S.Cunningham, Probate Judge.

The Dickinson County Title Co.

Bonded Abstracters

Abilene, Kansas

Sheet No. ____

No. 17

Jos. G. McCoy and S.E. McCoy, his wife,

to

T. C. Henry,

Consdn: $100.00

QUIT CLAIM DEED

Dated: 18th May, 1875
Ackn'd: 22nd May, 1875
Before: D.Ellison, NP
Jackson County, Missouri (L.S.)
Filed: 22nd May, 1875, 7 PM
Recorded: Book I Page 165

REMISE, RELEASE AND QUIT CLAIM: The Southwest Quarter of Section 16, Township 13 South, Range 2 East of the 6th P.M. containing 160 acres, more or less.

(Note: This instrument is evidently a stray, as the Grantors had no interest in the of SW¼ at date of this deed.)

No. 18

Chas. H. Thompson and Mary E. Thompson, his wife,

to

Jacob Augustine,

Consdn: $2200.00

WARRANTY DEED

Dated: 3rd August, 1869
Ackn'd: __ August, 1869
Before: Jno. H.Mahan, NP
Dickinson County, Kansas. (no seal)
Filed: 4th August, 1869,4 PM
Recorded: Book B Page 477
Revenue: $2.50

CONVEY AND WARRANT: The undivided one-half interest in Lots 56 and 58 (and other lots) on North Fourth Street; The undivided one-third of Lots 52 and 54 (and other lots) on North Fourth Street, in Thompson and McCoy's Addition to the Town of Abilene (and other lots).

No. 19

Jacob Augustine (marital status not shown)

to

Charles H. Thompson,

Consdn: $2180.00

M O R T G A G E

Dated: 3rd August, 1869
Ackn'd: 4th August, 1869
Before: Jno.H.Mahan, NP
Dickinson County, Kansas.(no seal)
Filed: 24th August, 1869,11 AM
Recorded: Book C Page 27

CONVEY AND MORTGAGE: The undivided one-half interest in Lots 56 and 58 on North Fourth St. and the undivided one-third in Lots 52 and 54 on North Fourth St. all in Thompson and McCoy's Addition to Abilene (and other lots).

The Dickinson County Title Co.

No. 20

RELEASE OF MORTGAGE

The following release appears on margin of Book C Page 27:

"This mortgage is hereby released to all intents and purposes the same having been fully satisfied.
Witness my hand this the twenty-seventh day of November A.D. eighteen hundred and sixty-nine.
Chas. H. Thompson
Attest: I.W.Moon,
Register of Deeds."

No. 21

Loudrd Abstracters

(1) Joseph G. McCoy and
(2) Sarah E. (Signed:S.E.)
McCoy, his wife,

to

Jacob Augustine,

Consdn: $700.00
Revenue: $1.00

WARRANTY DEED

Dated: 21st September, 1869
(1)Ackn'd: 21st September, 1869
Before: John H. Mahan, NP
(2)Ackn'd: 3rd November, 1869
Before: John H. Mahan, NP
Dickinson County, Kansas.(L.S.)
Filed: 6th November, 1869,11 AM
Recorded: Book C Page 241

CONVEY AND WARRANT: The one undivided half of Lots 56 and 58 on North Fourth Street, and the undivided two-thirds of lots 52 and 54 on North Fourth Street, all in Thompson and McCoy's Addition to Abilene, Kansas, (and other lots).

Abilene, Kansas

No. 22

(1) Jacob Augustine and
(2) Annie Augustine, his wife,

to

Conrad H. Lebold,

Consdn: $3000.00

WARRANTY DEED

Dated: 21st September, 1869
(1)Ackn'd: 21st September, 1869
Before: Jno. H. Mahan, NP
Dickinson County,Kans.(No seal)
(2)Ackn'd: 27th September, 1869
Before: Daniel Y.Lowd, NP
LaSalle County, Illinois.(L.S.)
Filed: 22nd November,1869,12 M.
Recorded: Book C Page 145

CONVEY AND WARRANT: The one undivided half of the following: Lots 52, 54, 56 and 58, on North Fourth Street, Thompson and McCoy's Addition to the Town of Abilene (and other lots).

Sheet No.

The Dickinson County Abs. Co.

No. 23

(1)Conrad H. Lebold and
(2)Amanda Lebold, (no ex)

to

Jacob Augustine,

Consdn: $10,000.00

WARRANTY DEED

Dated: 30th July, 1873
(1)Ackn'd: 20th August, 1873
Before: T.C.Henry,Reg.of Deeds,
Dickinson County, Kansas.(L.S.)
(2)Ackn'd: 11th August, 1873
Before: Simon Beiter, JP
Tuscarawas County, Ohio.
Filed: 20th August, 1873,5½ PM
Recorded: Book G Page 438

CONVEY AND WARRANT: The undivided one-half of Lot 52, on North 4th Street, Thompson & McCoy's Addition to Abilene (and other lots).

Bonded Abstracters

No. 24

Jacob Augustine and Anna Augustine, his wife,

to

J. M. Fisher,

Consdn: $1633.13

M O R T G A G E

Dated: 26th March, 1875
Ackn'd: 26th March, 1875
Before: C.H. Lebold, NP
Dickinson County, Kansas (L.S.)
Filed: 26th March, 1875,11 AM
Recorded: Book C Page 61

CONVEY AND MORTGAGE: The undivided half of Lot 52, on North 4th Street, Thompson & McCoy's Addition to Abilene (and other lots).

No. 25

RELEASE OF MORTGAGE

The following release appears on margin of Book C Page 61:

"For and in consideration of the full, complete and satisfactory payment of the note secured to be paid by this annexed mortgage I hereby release and forever discharge this said annexed mortgage of record. Witness my hand this 16th day of October, 1878.

J.M.Fisher
Attest: T.L.Thornton, Register,
By A.M.Junken, Deputy."

The Dickinson County Title Co.

Bonded Abstracters

Abilene, Kansas

No. 26

Jacob Augustine and Anna Augustine, (no ex)

to

Conrad H. Lebold,

Consdn: $10,000.00

WARRANTY DEED

Dated: 30th July, 1873
Ackn'd: 20th August, 1873
Before: T.C.Henry, Reg.of Deeds, Dickinson County, Kansas.(L.S.)
Filed: 20th August, 1873,5½ PM
Recorded: Book G Page 440

CONVEY AND WARRANT: The undivided ___ of Lot 54 on North 4th Street, Thompson and McCoy's Addition to the Town of Abilene, (and other lots).

(See next entry)

No. 27

Jacob Augustine and Anna Augustine, husband & wife, and

to

Conrad H. Lebold, Grantee and Fonnie H. Lebold, his wife,

Consdn:

CORRECTION DEED

Dated: 10th June, 1884
Ackn'd: 10th June, 1884
Before: J.M.Fisher, NP Dickinson County, Kansas (L.S.)
Filed: 19th June, 1884,2 PM
Recorded: Book 8 Page 108

RECITES: This instrument is intended to reform and correct errors in recording a certain deed of general warranty dated the 30th day of July, A.D. 1873, recorded on the 20th day of August, 1873, in Book G Page 440. And the said Jacob Augustine and Anna Augustine who executed said Warranty deed do hereby certify that by said warranty deed above mentioned they intended to convey and did convey unto the said Conrad H. Lebold their undivided one-half interest in and to the following described real estate:

Lot 54 on North Fourth Street, Thompson and McCoy's Addition to the Town of Abilene (and other lots),

and no other property.

And the said Conrad H. Lebold, Grantee and Fonnie H. Lebold, his wife, do hereby certify that the above mentioned warranty deed was intended to convey, and did convey unto the said Conrad H. Lebold, the undivided one-half interest in and to all the above described real estate and no more. And it is by all of said parties hereby mutually agreed that said Warranty Deed and the record thereof remaining in the office of the Register of Deeds within and for said County of Dickinson ought to be, and is hereby reformed and corrected as herein set forth.

The Dickinson County Title Co.

No. 28

Theodore C. (Signed: T.C.) Henry and Ellen C. Henry (no ex)

to

Conrad H. Lebold,

Consdn: $100.00

QUIT CLAIM DEED

Dated: 4th June, 1875
Ackn'd: 4th June, 1875
Before: J.M.Fisher, NP
Dickinson County, Kansas (L.S.)
Filed: 25th June, 1875,10 AM
Recorded: Book J Page 224

REMISE, RELEASE AND QUIT CLAIM: Lot 54, North Fourth Street, Thompson & McCoy's Addition to Abilene, Kans. (and other lots).

No. 29

Bonded Abstracters

Jacob Augustine and Anna Augustine, his wife, and Conrad H. Lebold and Fonnie H. Lebold, his wife,

to

John E. Bonebrake,

Consdn: $300.00

WARRANTY DEED

Dated: 17th November, 1879
Ackn'd: 28th November, 1879
Before: J.M.Fisher, NP
Dickinson County, Kansas (L.S.)
Filed: 6th December, 1879,2 PM
Recorded: Book S Page 111

CONVEY AND WARRANT: Lots No. 52 and 54 on North Fourth Street in Thompson and McCoy's Addition to Abilene, Kansas.

(This warranty deed is a duplicate of one made out by and to same parties and in some way lost or misplaced.)

Abilene, Kansas

No. 30

John E. Bonebrake and Elvira A. Bonebrake, his wife,

to

W. R. Dryer,

Consdn: $300.00

WARRANTY DEED

Dated: 16th December, 1879
Ackn'd: 18th December, 1879
Before: G.W.Carpenter, NP
Dickinson County, Kansas (L.S.)
Filed: 18th December, 1879,11½ AM
Recorded: Book S Page 141

CONVEY AND WARRANT: The North one-half of Lots No. 52 and 54 on North Fourth Street, in Thompson and McCoy's Addition to the Town of Abilene.

The Dickinson County Title Co.

No. 31

T. C. Henry and Ellen C. Henry, his wife,

to

W. R. Dryer,

Consdn: $100.00

QUIT CLAIM DEED

Dated: 22nd March, 1880
Ackn'd: 22nd March, 1880
Before: Albert B. Coulson,NP
Dickinson County, Kansas (L.S.)
Filed: 22nd March, 1880,1½ PM
Recorded: Book U Page 28

REMISE, RELEASE AND QUIT CLAIM: The North Half of Lots Nos. 52, 54, 56 and 58, on North 4" Street in Thompson & McCoy's Addition to the City of Abilene.

Bonded Abstracters

No. 32

Jacob Augustine and Anna Augustine and Conrad H. Lebold and Amanda Lebold (mar.status not shown)

to

Eliza Hoyt,

Consdn: $2500.00

WARRANTY DEED

Dated: 29th February, 1872
Ackn'd: 29th February, 1872
Before: T.C.Henry,Reg.of Deeds,
Dickinson County, Kansas (L.S.)
Filed: 1st March, 1872,3 PM
Recorded: Book E Page 199
Revenue: $2.50

CONVEY AND WARRANT: Lots 56 and 58 on North Fourth Street, Thompson and McCoy's Addition to the Town of Abilene (and other real estate).

Abilene, Kansas

No. 33

Eliza Hoyt and Thomas J. Hoyt,

to

Jacob Karatofsky,

Consdn: $1350.00

AGREEMENT

Dated: 15th May, 1872
Ackn'd: 17th May, 1872
Before: M.P.Jolley, Co.Clk.
Dickinson County,Kansas (Seal)
Filed: 17th May, 1872, 6 PM
Recorded: Book F Page 439

RECITES: First parties have borrowed money from second party and have executed Warranty Deed, covering Lots 56 and 58 on North Fourth Street, Thompson & McCoy's Addition to Abilene (and other real estate) to the said second party; said deed to be delivered to second party unless first parties make payment of notes given to secure payment of said money.

The Dickinson County Title Co.

Bonded Abstracters

Abilene, Kansas

Sheet No.

No. 34

Eliza Hoyt and Thomas J. Hoyt, her husband,

to

Jacob Karatofsky,

Consdn: $1000.00

WARRANTY DEED

Dated: 27th May, 1872
Ackn'd: 27th May, 1872
Before: T.C.Henry,Reg.of Deeds, Dickinson County, Kansas. (L.S.)
Filed: 28th May, 1872,9 AM
Recorded: Book E Page 256
Revenue: $1.00

CONVEY AND WARRANT: Lots 56 and 58, on North 4th Street in the Thompson and McCoy's Addition to the Town of Abilene (and other real estate).
Except against one mortgage, upon the above described 160 acres.

No. 35

Jacob Karatofsky,

to

Eliza Hoyt,

Consdn: $900.00

BOND FOR DEED

Dated: 27th May, 1872
Ackn'd: 27th May, 1872
Before: T.C.Henry,Reg.of Deeds, Dickinson County, Kansas (L.S.)
Filed: 28th May, 1872, 9 AM
Recorded: Book F Page 456

FIRST PARTY AGREES TO: Convey to second party by Warranty Deed the following real estate, to-wit: Lots 56 and 58, on North 4th Street, in Thompson & McCoy's Addition to Abilene, Kansas (and other real estate), when the said second party makes the payments herein specified.

No. 36

Jacob Karatofsky (no ex)

to

Eliza Hoyt and Thomas J. Hoyt,

Consdn: $500.00

DEED

Dated: 27th May, 1872
Ackn'd: 27th May, 1872
Before: T.C.Henry,Reg.Deeds, Dickinson County, Kansas (No seal)
Filed: 28th May, 1872,9 AM
Recorded: Book E Page 255
Revenue: 50¢

GRANT AND CONVEY: Lots Nos. 56 and 58, on North 4th Street in Thompson and McCoy's Addition to the Town of Abilene (and other real estate).

No. 37

Jacob (Signed: J.) Karatofsky (no ex)

to

Eliza Hoyt,

Consdn: $900.00

WARRANTY DEED

Dated: 19th August, 1872
Ackn'd: 19th August, 1872
Before: John H. Mahan, NP
Dickinson County, Kansas (L.S.)
Filed: 20th November, 1872,10 AM
Recorded: Book E Page 367
Revenue: $1.00

CONVEY AND WARRANT: Lots 56 and 58, on North Fourth Street, in Thompson and McCoy's Addition to the town of Abilene, Kansas (and other real estate).

Subject to any lien created on the same by Eliza Hoyt aforesaid prior to this date.

No. 38

Thomas J. Hoyt and Eliza Hoyt, his wife,

to

William Ellis and J.R.Van Meter, partners, as Ellis & Van Meter,
Consdn: $500.00

M O R T G A G E

Dated: 1st August, 1872
Ackn'd: 3rd August, 1872
Before: W.H. Cox,Clk.Dist.Court, Dickinson County, Kansas. (L.S.)
Filed: 19th August, 1872, 6 PM
Recorded: Book A Page 300

CONVEY AND MORTGAGE: Lots 56 and 58 on North Fourth Street, in Thompson and McCoy's Addition to the Town of Abilene, (and other lots).

No. 39

RELEASE OF MORTGAGE

The following release appears on margin of Book A Page 300:

"I hereby acknowledge full satisfaction of this mortgage by full payment of the money and interest thereby secured the same having been of judgment in the District Court of Dickinson County, Kansas.

John H. Mahan, Atty. of record, of Ellis & Van Meter.

Attest: H.C.Junken,Reg.
per A.M.Junken,Dep."

The Dickinson County Title Co.

Bonded Abstracters

Abilene, Kansas

Sheet No.

No. 40

Eliza Hoyt and Thomas J. Hoyt, (no ex)

to

J.E. Bonebrake, W.S.Hodge and Jacob Augustine,

Consdn: $1000.00

MORTGAGE

Dated: 14th December, 1874
Ackn'd: 14th December, 1874
Before: James Culbertson, NP
Dickinson County, Kansas (L.S.)
Filed: 18th December, 1874,9 AM
Recorded: Book B Page 547

CONVEY AND MORTGAGE: Lots 56 and 58 on North 4th Street, in Thompson & McCoy's Addition to Abilene, Kansas (and other lots).

No. 41

RELEASE OF MORTGAGE

The following release appears on margin of Book B Page 547:

"For and consideration of the full, complete and satisfactory payment of the sum of money secured to be paid by this annexed mortgage we hereby release and discharge the same.
Witness our hands this 6th day of April, A.D. 1876.
W.S. Hodge
J.E. Bonebrake
Attest: H.C.Junken, Register,
By A.M.Junken, Deputy."

No. 42

RELEASE OF MORTGAGE

The following release appears on margin of Book B Page 547:

"For value received I hereby release and discharge this annexed mortgage made and executed by Thomas J. Hoyt and Eliza Hoyt to J.E.Bonebrake, W.S. Hodge and myself, Jacob Augustine, and hereby declare the same to be fully paid off and satisfied.
Witness my hand this 5th day of March, 1881.
J. Augustine

Attest: T.L. Thornton, Reg.
By A.M.Junken, Dep."

No. 43

Eliza Hoyt and Thomas J. Hoyt, her husband,

to

T. E. Sewell,

Consdn: $200.00

WARRANTY DEED

Dated: 6th May, 1876
Ackn'd: 6th May, 1876
Before: R.N.Smith, Probate Judge, Dickinson County, Kansas (L.S.)
Filed: 12th May, 1876, 10 AM
Recorded: Book K Page 328

CONVEY AND WARRANT: Lots 56 and 58, on North Fourth Street, in Thompson & McCoy's Addition to the Town of Abilene, Kans.

No. 44

Thomas E. Sewell and Antoinette C. Sewell, his wife,

to

William R. Dryer,

Consdn: $300.00

WARRANTY DEED

Dated: 30th June, 1879
Ackn'd: 1st July, 1879
Before: Ed L.Worthington, NP Dickinson County, Kansas (L.S.)
Filed: 2nd July, 1879, 10½ AM
Recorded: Book O Page 469

CONVEY AND WARRANT: Lots No. 56 and 58 on North Fourth Street in Thompson and McCoy's Addition to the City of Abilene.

No. 45

W. R. Dryer and Maria H. Dryer, his wife,

to

J. E. Bonebrake,

Consdn: $300.00

WARRANTY DEED

Dated: 16th December, 1879
Ackn'd: 17th December, 1879
Before: C. Stevens, NP Dickinson County, Kansas (L.S.)
Filed: 18th December, 1879, 10 AM
Recorded: Book S Page 139

CONVEY AND WARRANT: The South one-half of Lots number 56 and 58, on North Fourth St. in Thompson and McCoy's Addition to the Town (now City) of Abilene.

The Dickinson County Title Co.

Bonded Abstracters

Abilene, Kansas

Sheet

No. 46

John E. Bonebrake and Elvira A. Bonebrake, his wife,

to

W. R. Dryer,

Consdn: $425.00

MORTGAGE

Dated: 16th December, 1879
Ackn'd: 19th December, 1879
Before: G.W.Carpenter, NP
Dickinson County, Kansas (L.S.)
Filed: 19th December, 1879, 4 PM
Recorded: Book I Page 201

CONVEY AND MORTGAGE: The South one-half of Lots No. 52, 54, 56 and 58, on N. 4th Street in Thompson and McCoy's Addition to the Town (now City) of Abilene.

No. 47

RELEASE OF MORTGAGE

The following release appears on margin of Book I Page 201:

"In consideration of the full & complete payment of all the notes secured by this mortgage, I hereby release the said mortgage from record.
Witness my hand and seal this twentieth day of August, in the year of our Lord 1883.
W.R.Dryer
Attest: T.L.Thornton, Register of Deeds,
By A.M.Junken, Deputy."

No. 48

William R. (Signed: Wm.R.) Dryer and Maria H. Dryer, his wife,

to

John E. Bonebrake,

Consdn: $5000.00

WARRANTY DEED

Dated: 20th September, 1882
Ackn'd: 18th October, 1882
Before: J.Albert Graves, NP
Dickinson County, Kansas (L.S.)
Filed: 19th October, 1882, 3½ PM
Recorded: Book 1 Page 443

CONVEY AND WARRANT: The North Half of Lots No. 52, 54, 56 and 58, on North Fourth Street in Thompson and McCoy's Addition to the Town now City of Abilene, Ks. (and other lot).

The Dickinson County Title Co.

Bonded Abstracters

Abilene, Kansas

Sheet No.

No. 49

John E. Bonebrake and
Elvira A. Bonebrake, his wife,

to

Mrs. Carrie Haughton Hubbard,

Consdn: $3000.00

MORTGAGE

Dated: 10th October, 1890
Ackn'd: 10th October, 1890
Before: L.H.Worthington, NP
Dickinson County, Kansas (L.S.)
Filed: 10th October, 1890,10 AM
Recorded: Book 36 Page 56

CONVEY AND MORTGAGE: The North 80 feet of Lots 52, 54, 56 and all of Lot 58 and the East 10 feet of Lot 60 all on North Fourth Street in Thompson & McCoy's Addition to Abilene.

No. 50

RELEASE OF MORTGAGE

The following release appears on margin of Book 36 Page 56:

"In consideration of the full and complete payment of the note secured by this mortgage, I hereby release the same from record.
Witness my hand this 25 day of November,A.D.1891.

Mrs. Carrie Haughton Hubbard

Attest: W.D.Nichols,Register,
By H.Nichols, Deputy."

No. 51

John E. Bonebrake,

to

Elvira A. Bonebrake,

Consdn: $1.00

WARRANTY DEED

Dated: 17th December, 1890
Ackn'd: 17th December, 1890
Before: L.H.Worthington, NP
Dickinson County, Kansas (L.S.)
Filed: 11th April, 1892,8:30 AM
Recorded: Book 32 Page 55

CONVEY AND WARRANT: The North 80 feet off of Lots 52, 54, and 56, all of Lot 58 and the East 10 feet off of Lot 60 on North Fourth Street in Thompson & McCoy's Addition to Abilene, Kansas.

Except a mortgage for $3000.00.

No. 52

(1) Elvira A. Bonebrake and
(2) John E. Bonebrake, her husband,
to
Carrie Houghton Hubbard,
Consdn: $2500.00

MORTGAGE

Dated: 29th April, 1892
(1)Ackn'd: 2nd May, 1892
Before: L.H.Worthington, NP
Dickinson County, Kansas (L.S.)
(2)Ackn'd: 30th April, 1892
Before: J.A.McCampbell, NP
Minco,Indian Territory. (L.S.)
Filed: 2nd May, 1892,10:20 AM
Recorded: Book 36 Page 125

CONVEY AND MORTGAGE: The North 80 feet of Lots Nos. 52, 54 and 56, all of Lot No. 58 and the East 10 feet of Lot No. 60 all on North Fourth Street in Thompson & McCoy's Addition to the City of Abilene.

No. 53

RELEASE OF MORTGAGE

The following release appears on margin of Book 36 Page 125:

" For and in consideration of the full payment of the debt by this mortgage secured, I hereby release the same of record.
Witness my hand this 10" day of October, 1895.

Carrie Houghton Hubbard

Attest: M. King,
Register of Deeds."

No. 54

Elvira A. Bonebrake and
John E. Bonebrake, her husband,
to
Grace Bonebrake,
Consdn: $4,640.00

WARRANTY DEED

Dated: 31st January, 1894
Ackn'd: 31st January, 1894
Before: George Merrill, NP
Dickinson County, Kansas. (L.S.)
Filed: 5th February, 1894,9:25 AM
Recorded: Book 32 Page 531

CONVEY AND WARRANT: The North 80 feet of Lots 52, 54 & 56 and all of Lot 58, and the East 10 feet of Lot 60 on Fourth Street in Thompson and McCoy's Addition to Abilene, Kansas (and other lots).

Subject to mortgage of $2500.00 to Mrs. Carrie H. Hubbard.

The Dickinson County Title Co.

Bonded Abstracters

Abilene, Kansas

Sheet

No. 55

Grace Bonebrake, unmarried,

to

Jane Cooper,

Consdn: $4600.00

WARRANTY DEED

Dated: 3rd February, 1894
Ackn'd: 3rd February, 1894
Before: George Merrill, NP
Dickinson County, Kansas (L.S.)
Filed: 5th February, 1894,3:55 PM
Recorded: Book 32 Page 533

CONVEY AND WARRANT: The North 80 feet of Lots 52, 54 and 56, and all of Lot 58 and the East 10 feet of Lot 60 on Fourth Street, in Thompson and McCoy's Addition to Abilene, Kansas.
Subject to mortgage of $2500.00 in favor of Mrs. Carrie H. Hubbard.

No. 56

John J. Cooper and Jane Cooper, husband and wife,

to

Hiland Southworth,

Consdn: $800.00

M O R T G A G E

Dated: 1st March, 1899
Ackn'd: 18th March, 1899
Before: Allen M.Lambright, NP
Bent County, Colorado. (L.S.)
Filed: 22nd March, 1899,11 AM
Recorded: Book 49 Page 22

CONVEY AND MORTGAGE: The North 80 feet of Lots 52, 54 and 56, all of Lot 58 and the East 10 feet of Lot 60, all on fourth Street in Thompson and McCoy's Addition to Abilene, Kansas.

No. 57

RELEASE OF MORTGAGE

The following release appears on margin of Book 49 Page 22:

"For and in consideration of the full payment of the debt by this mortgage secured, I hereby release the same of record.
Witness my hand this 22 day of July, 1905.

Hiland Southworth
Attest: T.J.Rexroat,
Register of Deeds."

No. 58

From Book 56 Page 309

Jane Cooper and John J. Cooper, her husband,

to

Eliza Murphy,

WARRANTY DEED

Dated July 12, 1905

Filed July 22, 1905

Cons. $3800.00

Grant, bargain, sell and convey: The North 80 feet of lots 52, 54, 56 and 58, On North 4th street, Thompson and McCoys addition to town of Abilene.
In fee simple, clear of all incumbrances.

Acknowledged July 13, 1905 before Herman Frey, notary public, Bent County, --- (Seal) Com. exp. Nov. 23, 1907.

No. 59

From Book 56 Page 337

Jane Cooper and John J. Cooper, wife and husband,

to

Eliza Murphy,

WARRANTY DEED

Dated July 29, 1905

Filed Aug. 5, 1905

Cons. $1.00

Grant, bargain, sell and convey: The South 60 feet of lot 58 on North 4th street, Thompson and McCoy's addition to town of Abilene.
In fee simple, clear of all incumbrances.

Acknowledged August 4, 1905 before Herman Frey notary public, Bent county, Colorado. (Seal) Com. exp. Nov. 23, 1907.

No. 60

From Book 88 Page 582

Stella F. Murphy, unmarried; Charles E. Murphy and Pearl, his wife; Leroy E. Murphy and Alice, his wife; Walter A. Murphy & Ada, her husband; Benjamin H. Murphy & Stella, his wife; Robert F. Murphy & Ada, his wife; John F. Murphy Jr.,and Lulu, his wife; Arthur B. Murphy & Rita, his wife; and Annie M. White and James E. White, her husband,

to

John F. Murphy,

QUIT CLAIM DEED

Dated Oct. 2, 1928

Filed Nov. 5, 1928

Cons. $1.00

Release, remise and quit claim: The North 80 feet of Lots 52, 54, 56 and the East 15 feet of lot 58, On 4th street, in Thompson and McCoy's addition to city of Abilene.
Acknowledged Oct. 2, 1928 by Stella F. Murphy, Charles E. Murphy, Pearl Murphy, Leroy E. Murphy, Alice Murphy, Walter A. Murphy, Ada Murphy, Benjamin H. Murphy, Stella Murphy, Robert F. Murphy, Ada Murphy, before G. C. Anderson notary public Dickinson County, Kansas, (Seal) Com. exp. Sept. 21, 1931.

Acknowledged October 6, 1928 by Arthur B. Murphy and Rita Murphy, his wife, before J. J. Gillies, notary public, Queens Co.,New York. (Seal) Com. expires Mch. 30, 1930.

(continued on next page)

Nxxx4xxxxxxxxx

No. 60 (continued)

Acknowledged Nov. 1, 1928 by John F. Murphy Jr., before William A. Combs, notary public, Yellowstone County, Montana. (Seal) Com. exp. June 15, 1930.

Acknowledged Oct. 29, 1928 by Lulu Murphy before Howard O. Durk, notary public King County, Washington.(Seal) Com. exp.Mch. 14, 1931.

Acknowledged Oct. 22, 1928 by James E. White and Annie M. White, before J. B. Whitcomb, notary public, Bonner county, Idaho. (Seal) Com. exp. April 29, 1930.

No. 61

Xxxx5

From Book 94 Page 328

John F. Murphy,
a widower,

to

Stella F. Murphy,

WARRANTY DEED

Dated Oct. 4, 1928

Filed Dec. 13, 1928

Cons. $1.00

Grant, bargain, sell and convey the North 80 feet of lots 52, 54, 56 and the East 15 feet of lot 58, on North 4th street, Thompson and McCoy's addition to Abilene, Kansas. In fee simple, clear of all incumbrances.

Acknowledged October 4, 1928 before J. A. Graves, notary public, Dickinson County, Kansas. (Seal) Com. exp. Jan. 11, 1933.

No. 62

Xxxx6

From Book 96 Page 413

Inheritance Tax Commission
of the State of Kansas,

In Re: Estate of John T. Murphy,
Sr., deceased.

O R D E R

Dated April 12, 1929

Filed April 13, 1929

Certificate of no tax liability on Legacies and Successions. Decedent died intestate Jan. 8, 1929.

North 80 feet of lots 52, 54, 56 and East 15 feet of lot 58, North 4th Street, Thompson & McCoy's addition to City of Abilene

is listed in real estate which changed ownership by reason of the death of the decedent as above suggested, and which through the said proceedings was found to be entirely tax free.

Signed by L. G. Wilkins, Director of Revenue of State of Kansas.

No. 63

Xxxx7 From 104 Page 357

James W. Gore,
to
Whom concerned,

A F F I D A V I T

Filed Sept. 27,1935

RECITES: That he was well acquainted with Thomas A. McClean, who received a Patent to the South West Quarter of the South West Quarter of Section 16, Township 13 South, Range 2 East of the 6th P.M., under date of July 20th, 1867, and that Thomas A. McLean who conveyed said land under date of July 15th, 1867, is one and the same person, and further deponeth saith not.

Subscribed and sworn to March 12th 1891 before W. H. Anderson, Notary Public, Dickinson County, Kansas. (Seal) Com. exp.July 16, 1893.

No. 64

Xxxx8 From Book 114 Page 199

Ruth Spangler,
IN RE:
Jacob Karatofsky,

A F F I D A V I T

Filed Sept. 27, 1945

Says she was well acquainted with Jacob Karatofsky who conveyed by warranty deed to Eliza Hoyt in Book E page 367, on the 19" day of August A. D. 1872, the East Half of SE¼ Sec. 33-13-2 and W½ SW¼ Sec. 34-13-2 East (& other land) and knows that at the time said conveyance was made, said Jacob Karatofsky was unmarried, and further deponent saith not.

Subscribed and sworn to before me this First day of October, 1903,

Commission expires Sept. 21, 1907. (Seal)

G. C. Anderson,
Notary Public.

No. 65

xxxxx

From Book 114 Page 227

State of Kansas,)
) SS
Dickinson County,)

A F F I D A V I T

Filed Oct. 22, 1945

B. C. Anderson of lawful age being first duly sworn upon oath states that She has been a resident of Dickinson County, Kansas for more than 25 years next preceding this date and was well and personally acquainted with ELIZA MURPHY, and knows the following facts to be:

That the said Eliza Murphy died a resident of Dickinson County, Kansas, September 2, 1928. That she died Intestate; That at the time of her death she was the owner of the following described real estate:

> The North 80 feet of Lots 52- 54- 56- and the East 15 feet of Lot 58, On 4th Street, Thompson and McCoy's addition to City of Abilene, Kansas,

and left the following heirs at Law: John F. Murphy, her husband; Stella F. Murphy and Annie M. White, daughters; Charles E. Murphy, John F. Murphy Jr. Leroy E. Murphy, Walter A. Murphy, Benjamin H. Murphy, Robert F. Murphy, and Arthur B. Murphy, her sons. That she left no other heirs, No children of a pre-deceased child and no child by adoption. That her estate was not probated. That she left no debts that have not been paid.

Affiant further states that She knows the fact to be: That John E. Bonebrake grantor and Elvira A. Bonebrake, grantee in deed dated December 17, 1890, recorded in Book 32 page 55 were husband and wife when said deed was executed.

Further affiant saith not.

B. C. Anderson

Subscribed in my presence and sworn to before the undersigned notary public this 19th day of October, 1945.

My commission expires,

August 23, 1947.

Miriam R. Thorpe

Notary Public.

The Dickinson County Title Co.

No. 66

Stella F. Murphy, single,

to

John C. Maholland,

Consdn: $1.00 and other val.consdn.

WARRANTY DEED

Dated: 10th September, 1945
Ackn'd: 10th September, 1945
Before: Dorothy Teeters, NP
Dickinson County, Kansas (L.S.)
Filed: 23rd October, 1945,10:45 AM
Recorded: Book 114 Page 1
Revenue: $6.05

CONVEY AND WARRANT: The North 80 feet of Lots 52, 54, 56 and the East 15 feet of Lot 58, on North Fourth Street, Thompson and McCoy's Addition to the City of Abilene, Kansas.

No. 67

John C. Maholland and
Hazel Marie Maholland,
husband and wife,

to

The United Trust Co.

Consdn: $8,000.00

M O R T G A G E

Dated: 9th December, 1948
Ackn'd: 9th December, 1948
Before: Viola D. Cooper, NP
Dickinson County, Kansas (L.S.)
Filed: 11th December, 1948
Recorded: Book 117 Page 134

CONVEY AND MORTGAGE: The North 80 feet of Lots 52, 54 56 and the East 15 feet of Lot 58, on North Fourth Street, in Thompson and McCoy's Addition to the City of Abilene, Kansas.

No. 68

The United Trust Company,
By Reilly S. Neil, Vice-Pres.
(Corp.Seal)

to

John C. Maholland and wife,

Consdn: Paid in full

RELEASE OF MORTGAGE

Dated: 4th April, 1949

Filed: 5th April, 1949, 8:30 AM

Recorded: Book 117 Page 133

RELEASE AND DISCHARGE: The within mortgage.

Endorsed on the original mortgage and copied therefrom to the margin of the record thereof.

The Dickinson County Title Co.

Bonded Abstracters

Abilene, Kansas

Sheet No._____

No. 69

John C. Maholland and
Hazel Marie Maholland,
husband and wife,

to

H. L. Wright,

Consdn: $1.00 and other
val.consdn.

WARRANTY DEED

Dated: 11th February, 1949
Ackn'd: 11th February, 1949
Before: Dorothy Teeters, NP
Dickinson County, Kansas.(L.S.)
Filed: 3rd May, 1949
Recorded: Book 119 Page 267
Revenue: $16.50

CONVEY AND WARRANT: The North 80 feet of Lots 52, 54 and 56 and the East 15 feet of Lot 58, on North Fourth Street, Thompson and McCoy's Addition to the City of Abilene, Kansas.

The Dickinson County Title Co.

Bonded Abstracters

Abilene, Kansas

Short No.

No. 70

AFFIDAVIT

STATE OF KANSAS)
)SS:
DICKINSON COUNTY)

Filed: 3rd June, 1949, 1 PM
Recorded: Book 117 Page 292

J.B.EDWARDS, of lawful age, being first duly sworn upon his oath, deposes and states: That he has been a resident of said County and State for more than Seventy-nine (79) years last past, and that his correct post-office address is Abilene, Kansas.

Affiant further states that he has been familiar with the title to the following described real estate, to-wit:

The North 80 feet of Lots 52, 54 and 56 and the East 15 feet of Lot 58, on North Fourth Street, Thompson and McCoy's Addition to Abilene, Kansas;

and that he knows the following facts to be true:

That Conrad H. Lebold and Amanda Lebold, were husband and wife at the time they executed a certain Warranty Deed, dated July 30, 1873 and recorded in Book G Page 438 of the records of said County.

That Theodore C. Henry, who signed as T.C. Henry, and Ellen C. Henry, were husband and wife at the time they executed a certain Quit Claim Deed, dated June 4, 1875, and recorded in Book J Page 224 of the records of said County.

That Jacob Augustine and Anna Augustine were husband and wife and Conrad H. Lebold and Amanda Lebold were husband and wife at the time they executed a certain Warranty Deed, dated February 29, 1872, recorded in Book E Page 199 of the records of said County.

That Jacob Karatofsky was an unmarried man at the time he executed two certain deeds, one dated May 27, 1872 and recorded in Book E Page 255 and one dated August 19, 1872, and recorded in Book E Page 367 of the records of said County.

That W.R. Dryer, Grantee in Warranty Deed, dated December 16, 1879, recorded in Book S Page 141, and W.R.Dryer Grantee in Quit Claim Deed, dated March 22, 1880, recorded in Book U Page 28; William R. Dryer, Grantee in Warranty Deed, dated June 30, 1879, recorded in Book O Page 469; W.R. Dryer one of the Grantors in Warranty Deed, dated December 16, 1879, recorded in Book S Page 139; and William R. Dryer (who signed as Wm.R.Dryer) one of the Grantors in Warranty Deed, dated September 20, 1882, recorded in Book 1 Page 443 is one and the same person.

That J.E.Bonebrake, Grantee in Warranty Deed, dated December 16, 1879, recorded in Book S Page 139, is one and the same person as John E. Bonebrake, ~~xxxxx~~ the Grantor in a certain Warranty Deed, dated December 17, 1890, recorded in Book 32 Page 55 and that the said John E. Bonebrake, the Grantor was the husband of Elvira A. Bonebrake, the Grantee in said deed recorded in Book 32 Page 55 at the time of the execution of said deed.

That T.E.Sewell, Grantee in Warranty Deed dated May 6, 1876, recorded in Book K Page 328 is one and the same person as Thomas E. Sewell, one of the Grantors in Warranty Deed, dated June 30, 1879 and recorded in Book O Page 469 of the records of said County.

Further affiant saith not.

J.B.Edwards,
Affiant

Subscribed and sworn to before me this 3rd day of June, 1949.

(NOTARIAL SEAL)

Florence M. Robson
Notary Public.

My commission expires: June 20, 1950.

THE DICKINSON COUNTY TITLE CO. -- Bonded and Licensed Abstr... County, Kansas

Sheet No. ____

No. 71

(The following deed is shown for reference only.)

H. L. Wright and Edna Wright, husband and wife,

to

The First Presbyterian Church, Abilene, Kansas,

Consdn: $1.00 and other Val. consdn.

WARRANTY DEED

Dated: 22nd July, 1958
Ackn'd: 22nd July, 1958
Before: D. C. Fitch, NP
Dickinson County, Kansas, (L.S.)
Filed: 26th Nov., 1958, 10:30 A.M.
Recorded: Book 145 Page 301

CONVEY AND WARRANT: The South 60 Feet of the East 15 Feet of Lot 58, on Fourth Street, Thompson and McCoy's Addition, Abilene, Kansas.

UNIFORM ABSTRACT CERTIFICATE
(Adopted by Kansas Title Association)

STATE OF KANSAS, COUNTY OF DICKINSON, ss:

We, the undersigned, do hereby certify that the foregoing is a true and correct abstract of all conveyances and other instruments of writing, including Federal Tax Liens, filed for record or recorded in the office of Register of Deeds of said County (except any instrument filed as a chattel only), affecting the title to the following described real estate situated in the County of Dickinson, State of Kansas, to-wit:

The North 80 feet of Lots 52, 54 and 56
and the North 80 feet of the East 15 feet
of Lot 58, on North Fourth Street, in
Thompson and McCoy's Addition to Abilene, Kansas;

being in and forming a part of the land formerly
described as the South Half of the Southwest
Quarter of Section 16, Township 13 South, Range
2 East of the 6th P.M.

That the acknowledgments to the various instruments abstracted herein are regular and the signatures are of record as shown and so appear in the acknowledgments, except as otherwise noted.

That there are no judgments, mechanic's liens, foreign executions, attachments, or suits pending, or transcripts of judgment from State or United States Courts, or other proceedings affecting the title to the real estate above described, on file or of record in the office of the Clerk of the District Court of said County, except as shown in this abstract, against

any of the grantors or grantees herein.

That there are no proceedings of record in the Probate and County Court of said County, affecting the title to the real estate above described, except as shown in this abstract, pertaining to any of the following named parties:

any of the grantors or grantees herein.

That the records in the office of the County Treasurer of said County, on date of this certificate, show taxes for

First half 1969 and prior years--PAID.
Last half 1969 --- PAID, 6-8-1970

That the undersigned as a duly qualified abstracter in and for the County and State aforesaid, a member in good standing of the Kansas Title Association and the American Title Association, whose bond as required by law is in force at the date of this certificate.

This certificate covered the period of time from GOVERNMENT OWNERSHIP to date hereof including 71 entries, numbered one to 71, inclusive and court proceedings,
Dated at Abilene, Kansas, this 9th day of June A. D. 19 70 at 8:00 o'clock A. M.

THE DICKINSON COUNTY TITLE CO.

By David J. Robson
Licensed Abstracter

No. 18560

The foregoing Certificate is hereby extended from the day of A. D. 19 at o'clock M., to this day of A. D. 19 at o'clock M., including entries, numbered to inclusive and to the following named parties only:

Taxes:

No.

THE DICKINSON COUNTY TITLE CO.,

By
Licensed Abstracter

RESPONSIBILITY AND EFFICIENCY IN TITLE SERVICE
KANSAS LAND TITLE ASSOCIATION
MEMBER

UNIFORM ABSTRACT CERTIFICATE

(Approved by Kansas Abstracters' Board) (Adopted by Kansas Land Title Association)

STATE OF KANSAS, DICKINSON COUNTY, ss:

We, the undersigned being a duly bonded, licensed and qualified abstracter of titles, hereby certify as follows herein, with reference to the files and records in said County affecting the title to the following described real property in said County of Dickinson, State of Kansas, to-wit:

The North Eighty (80) feet of Lots Fifty-two (52), Fifty-four (54) and Fifty-six (56) and the North Eight (80) feet of the East Fifteen (15) feet of Lot Fifty-eight (58), on North Fourt Street, in Thompson and McCoy's Addition to Abilene, Dickinson County, Kansas.

----------oOo----------

Being in and forming a part of the land formerly described as the South Half of the Southwest Quarter of Section 16, Township 13 South, Range 2 East of the 6th P.M.

The foregoing is a true, complete and correct abstract of all conveyances and other instruments of writing, including federal tax liens, filed for record or recorded in the Register of Deeds records affecting the title to said real property, and shows all special clauses and conditions of any kind or nature other than covenants of general warranty and quitclaim, which appear in any of the instruments.

The acknowledgments to the various instruments abstracted herein are regular and the signatures are of record as shown and so appear in the acknowledgments, except as otherwise noted.

Except as shown in this abstract, there are no judgments, transcripts of judgments from State or United States Courts, foreign judgments filed under the Uniform Enforcement of Foreign Judgments Act, executions from other Kansas counties, mechanic liens or other liens, attachments, suits pending, or court proceedings or other proceedings, on file or of record in any court of record, affecting the title to said real property, against, by or pertaining to:

any of the grantors or grantees herein
and Dale L. Wallace and Jacqueline Wallace.

That the records in the office of the County Treasurer of Dickinson County, Kansas, on the date of this certificate, show taxes for: 1979 and prior years--PAID.

The following are NOT shown in this abstract: (1) instruments filed in the Register of Deeds records under the Uniform Commercial Code, unless containing a legal real estate description and indexed in the numerical index; (2) proceedings which by statute are privileged and not open to public inspection (3) taxes on oil, gas and other leasehold estates listed separately from the taxes on the surface rights; (4) appointment of resident process service agents under K.S.A. 60-306; and (5) records not to be shown under K.S.A. Chapter 58, Article 28.

The undersigned is a duly bonded, licensed and qualified abstracter in and for the County and State aforesaid and is a member in good standing of the Kansas Land Title Association and its bond as required by law, which is a corporate surety bond, is in force at the date of this certificate.

This Certificate covers the period of time from June 9, 1970, 8:00 A.M. to the date hereof.

including no entries, numbered - to - inclusive.

Dated at Abilene, Kansas, this 8th day of September A.D. 19 80, at 8:00 o'clock A. M.

THE DICKINSON COUNTY TITLE CO.

No. 27,553

By David J. Robson
Licensed Abstracter

This Certificate covers the period of time from to the date hereof.

including entries, numbered to inclusive

Dated at Abilene, Kansas, this day of A.D. 19, at o'clock M.

and to the following named parties only:

Taxes:

No.

THE DICKINSON COUNTY TITLE CO.

By_____
Licensed Abstracter

RESPONSIBILITY AND EFFICIENCY IN TITLE SERVICE
KANSAS LAND TITLE ASSOCIATION MEMBER