

And Geraldine Leichter, widow of Edward E. Leichter, deceased, the grantor above named does covenant to and with the above named grantee his heirs and assigns that she is lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, except interest, taxes and penalty thereon suffered by grantee, if any. and that she will and her heirs, executors and administrators shall warrant and forever defend the above granted premises, and every part and parcel