

Second; That he has good right to convey the same; Third, that the same are free and clear from any and all incumbrances, lien or charge of every nature, kind and description, and that he will pay any and all taxes and assessments that may be assessed against said land, or any part thereof, previous to the day appointed by law for the sale of lands for any such taxes. In Witness Whereof, The said parties of the first part have hereunto set their hands and seals, the day and year first above written.

Signed sealed and delivered
in presence of
P. J. Keff
Frank Hummel

Fred J. Shepard
Katie J. Shepard

State of Minnesota
County of St. Louis ^{3rd}

I, P. J. Keff, a Notary Public, do hereby certify That on this 24th day of December, A. D. 1902, personally appeared Fred J. Shepard and Katie J. Shepard, his wife, to me well known to be the individuals described in and who executed the within instrument, and acknowledged that they signed and sealed the same as their free and voluntary act for the uses and purposes therein mentioned. Given under my hand and Notarial Seal this 24th day of December A. D. 1902.

(Notarial
Seal)

P. J. Keff
Notary Public in and for said County.

Filed for record by Mr. M. Hillis on the 3^d day of January A. D. 1903
at 4 o'clock and 30 minutes P. M. F. W. Kahr, Co. Auditor.

By E. H. Prindle Deputy. ✓