

ELISABETH KUNSTMAN :
TO : QUIT CLAIM DEED.
HERMAN KUNSTMAN :

Filed for Record January 17th 1916 at 9:10 A.M.
T.J. Scott, Register of Deeds.

This Indenture, Made this fifteenth day of January A.D. 1916, between Elisabeth Kunstman of the first part and Herman Kunstman of the second part.

Witnesseth, That the said party of the first part, in consideration of the sum of One and no/100 Dollars, to her duly paid, the receipt whereof is hereby acknowledged, has remised, released, and quit-claimed and by these presents do for herself, her heirs, executors and administrators, remise, release and forever quit-claim and convey unto the said party of the second part and to his heirs and assigns forever, all her right title, interest, estate claim and demand both at law and in equity of in and to all the North-east Quarter (NE $\frac{1}{4}$) of Section numbered Twenty (20) in Township numbered Nine (9) North of Range numbered Seventeen (17) West of the Sixth Principal Meridian located in Buffalo County, State of Nebraska.

A decree of divorce having this day been granted to said party of the first part from said party of the second part and a stipulation as to the division of our property rights having been entered into, it is the intention of said party of the first part to convey unto said party of the second part all her right, title and interest of any and all nature whatsoever in and to the above described property unto the said Herman Kunstman party of the second part.

Together with all and singular the hereditaments thereunto belonging.

To Have and To Hold the above described premises unto the said Herman Kunstman and his heirs and assigns: so that neither the said Elisabeth Kunstman nor any person in her name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof but they and every one of them shall by these presents be excluded and forever barred.

In Witness Whereof The said party of the first part has hereunto set her hand and seal the day and year above written.

Elisabeth Kunstman.

Signed Sealed and Delivered in presence of

W. A. Prince. (\$4.00 Int. Rev. stamp)
T.O.C.Harrison. (can. E.K. 1-15-16)

State of Nebraska : ss.
Hall County :

On this 15 day of January A.D. 1916, before me the undersigned W.A.Prince, a Notary Public, duly commissioned and qualified for and residing in said county, personally came Elisabeth Kunstman to me known to be the identical person whose name is affixed to the foregoing conveyance as grantor and acknowledged the execution of the same to be her voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.

W. A. Prince Notary Public.

My commission expires June 8, 1919.

-SEAL-

State of Nebraska : ss.
Hall County :

H. A. Prince, being first duly sworn, on oath deposes and says that he is well and personally acquainted with Elisabeth Kunstman to whom Chester S. Cunningham conveyed the within described land by warranty deed dated Jan 22, 1910, and recorded in book #91 of Deeds on page 549 in the office of the Register of Deeds of Buffalo County, and with Elisabeth Kunstman who conveyed said premises to Herman Kunstman by quit-claim deed dated Jan. 14, 1916, and affiant positively knows that the said Elisabeth Kunstman and Elisabeth Kunstman are one and the same person, notwithstanding this discrepancy in names.

Subscribed and sworn to before me this 15th day of January, 1916.

H.A.Prince.
W.A.Prince. Notary Public.

My commission expires June 8, 1919.

-SEAL-

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UNITED STATES :
TO : PATENT.
JAMES HUTCHISON :

Filed for Record January 18th 1916 at 9:30 A.M.
T. J. Scott, Register of Deeds.

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Department of the Interior.
General Land Office.
Washington.

Jan 14 1916.

I hereby certify that the annexed copy of patent is a true and literal exemplification from the record which is in my custody in this office.

IN TESTIMONY WHEREOF I have hereunto subscribed my name and caused the seal of this office to be affixed at the city of Washington on the day and year above written.

L. Q. C. Lamar.

U. S. Land Office Seal.

Recorder of the General Land Office.

(\$.10 Int. Rev. can.)
(C.R.G.O. Jan 14 1916.)

The United States of America

To All To Whom These Presents Shall Come, Greeting:

Homestead Certificate No. 4988.
Application 7809

Whereas there has been deposited in the General Land Office of the United States a Certificate of the Register of the Land Office at Grand Island, Nebraska, whereby it appears that, pursuant to the Act of Congress approved 20th May, 1862, "To secure Homesteads to actual settlers on the public domain", and the acts supplemental thereto, the claim of James Hutchison, has been established and duly consummated in conformity to law for the west half of the north west quarter, of section twenty eight in township eleven north of

of range thirteen west of the Sixth Principal Meridian in Nebraska, containing eighty acres according to the Official Plat of the Survey of the said Land returned to the General Land Office by the Surveyor General.

Now, know ye, That there is therefore granted by the United States unto the said James Hutchison the tract of Land above described: To Have and To Hold the said tract of Land with the appurtenances thereof, unto the said James Hutchison and to his heirs and assigns forever.

In testimony whereof I Chester A. Arthur, President of the United States of America have caused these letters to be made Patent, and the Seal of the General Land Office to be hereunto affixed.

Given under my hand at the City of Washington: the thirtieth day of January, in the year of our Lord one thousand eight hundred and eighty four, and of the Independence of the United States the one hundred and eighth.

By the President:

Chester A. Arthur

By O. L. Judd Asst Sec'y.

S. W. Clark Recorder of the General Land Office.

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(L.S.)

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JENNIE M. NORTHRUP DECEASED : Filed for Record January 17th 1916 at 3:30 P.M.
TO : T. J. Scott, Register of Deeds.
H. H. NORTHRUP ET AL :
WILL AND DECREE.

I, Jennie M. Northrup in the County of Buffalo, State of Nebraska considering the uncertainty of this mortal life and being of sound mind and memory, blessed be God for the same, do make and publish my last Will and Testament in manner and form following, that is to say:-

(first) I direct that my funeral charges, the expense of administering my estate and all my debts, be paid out of my personal property.

If that be insufficient, I authorize my executor hereinafter named, to sell so much of my real estate as may be necessary for that purpose.

(Second) I give, devise and bequeath all my property of which I die seized, both real and personal, to my beloved husband, H.H.Northrup, to be his absolutely, accept as hereinafter specified.

But expressing a wish that whatever of the said property or the proceeds thereof, shall remain at his death, shall be left by him as to go share and share alike to my children, or if any of them be deceased, leaving issue, the issue to share as by right of representation. But this wish is to be no restriction of the power of alienation by my said husband.

(Third) I desire my son A.T.Northrup to have one feather bed, and a pair of pillows, and one feather bed to be divided between Nellie and Grayce.

(Fourth) I desire the books, thread box, jewel box, handkerchief box, and dishes that were Mabels, to be divided between Nellie, Grayce, Will and Archie, each to have their choice in the order named in this fourth article.

(Fifth) The guitar, I desire given to Will.

(Sixth) My clothing and dress goods I wish to be given to Nellie and Grayce, and my diamond ring to Nellie, and my band rings to Grayce and Lizzie.

(Seventh) I appoint my said husband sole executor of this my last Will and Testament requesting that he call to his assistance my son W.D.Northrup at any time he may need assistance and directing that he may not be required to give bond.

In witness whereof I have hereunto subscribed my name this Twenty-fourthday of February in the year of our Lord One Thousand Nine Hundred Fourteen.

Jennie M. Northrup.

We whose names are hereunto subscribed do hereby certify that Jennie M. Northrup the testatrix subscribed her name to this instrument in our presence, and in the presence of each of us and declared in our presence and hearing that this instrument was her last Will and Testament and we at her request sign our names hereto, in her presence as attesting witnesses.

Lovina A. Herrick.
Sylvia M. Davis.

Said instrument is endorsed as follows:
Filed Feb. 26, 1915. F.J.Everitt County Judge.

CERTIFICATE OF PROBATE OF WILL.

State of Nebraska : In County Court.
County of Buffalo :

In the matter of the estate of Jennie M. Northrup deceased.

I hereby certify that on the 5th day of April, 1915, the foregoing instrument of writing to which this certificate is attached was duly probated and allowed as the last will and testament of the said Jennie M. Northrup, deceased, and the same was duly filed and entered upon the probate records of said county.

Witness my hand and official seal, this 5th day of April, 1915.

F. J. Everitt County Judge.

USEAL-

In the County Court of Buffalo County, Nebraska.

In the matter of the estate of : Decree on Final Account.
Jennie M. Northrup, deceased :

Be it remembered that on the 5th day of January, 1915, H.H.Northrup Executor of the last Will and Testament of Jennie M. Northrup Deceased, filed herein his final report and account of his administration of said Estate under the said Will together with his duly verified petition praying for the settlement and allowance of said account as filed: For a decree of the heirship of said deceased, and of the persons entitled to said estate; for the distribution of said estate to the persons found to be entitled to the same and for his exoneration and discharge from his liabilities of his said trust.

And on the same day an order of this court was made and entered herein directing a hearing upon said petition, instantan, and requiring that no notice of said hearing be given; the said executor being present in open court and by his attorney J.M.Easterling and no one appearing to oppose or contest the said petition said matter is submitted to the court upon the pleadings and the evidence adduced; and the court being fully advised in the premises and upon due consideration thereof doth hereby order adjudge, and decree: 1st. That A.T.Northrup son and legatee of said deceased, Nellie Segard, and Grayce Howard daughters and legatees of said deceased and W.D.Northrup son and legatee of said