

upon said land, subsequent to the year 1872. And in case of the failure of the said party of the second part to make either of the payments, or perform any of the covenants on his part herein made and entered into, this contract shall, at the option of the party of the first part, be forfeited and determined, and the party of the second part shall forfeit all payments made by him on this contract, and such payment shall be retained by the said parties of the first part in full satisfaction and liquidation of all damages by them sustained, and they shall have the right to re-enter and take possession of the premises aforesaid. It is mutually agreed that all the covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.

In witness whereof, the parties to these presents have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered

in presence of
 Nora C. Beyer { Laura Beyer - ^{John J. Miller} Henry A. Beyer (L.S.)
 J. D. Johnson to ^{To} Henry A. Beyer ^{James Thompson} James Thompson (L.S.)
 United States
 O. S. Patent.

Laura Beyer (L.S.)
 Henry A. Beyer (L.S.)

Filed at Record Jan. 30, 1893, 11:30 A.M.
 H. H. Doty,

Kate M. Bean
 County Clerk,
 Timber Culture Certificate No. 377
 Application 255-3 } The United States of America,
 To all to whom these presents shall come
 greeting: 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 acts
 of Congress approved March 3, 1873, March 13, 1874, and June 14, 1878
 To encourage the growth of timber on the western prairies the claim
 of Kate M. Bean, formerly Kate M. Frost has been established and
 duly consummated, in conformity to law, for the South East quarter
 of Section twenty-eight in Township eleven North, of Range sixteen
 West of the Sixth Principal Meridian in Nebraska containing one
 hundred and sixty acres according to the official plan 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 Kate M. Bean the tract of land above described:
 To have and to hold the said tract of land with the appurtenances
 thereto, unto the said Kate M. Bean and to her heirs and assigns
 forever.

In testimony whereof, I, Benjamin Harrison, 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 twenty seventh day of May in the year of our Lord one thousand eight hundred and ninety nine of the Independence of the United States the one hundred and fourteenth

By the President: Benjamin Harrison

P. S.

By M. McLean, Secretary

J. M. Jamison, Recorder of the General Land Office

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Kate M. Bean

Filed for Record Jan. 30th, 1893, 11:50 A.M.

To W. H.

26. 26. Deed,

Frank Bishop

County Clerk

Know all men by these presents, that I, Kate M. Bean, formerly Kate M. Trott of Buffalo County and State of Nebraska, in consideration of the sum of One Thousand Dollars in hand paid by Frank Bishop of Buffalo County and State of Nebraska do hereby sell and convey unto the said Frank Bishop the following described premises, situated in the County of Buffalo and State of Nebraska, to-wit: The South East quarter of Section twenty-eight (28) in Township eleven (11) North of Range sixteen (16) West and containing one hundred and sixty (160) acres according to the Government survey. Together with all the tenements, hereditaments and appurtenances to the same belonging, and all the estate, right, title, interest, claim or demand whatsoever of the said Kate M. Bean formerly Kate M. Trott of in, or to the same or any part thereof. To have and to hold the above described with the appurtenances unto the said Frank Bishop and to his heirs and assigns forever. And I hereby covenant with the said Frank Bishop that I hold said premises by good and perfect title, that I have good right and lawful authority to sell and convey the same, that they are free and clear of all liens and encumbrances whatsoever. And I covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever.

Signed this 12th day of November A.D. 1892.

In presence of
John H. Rose

Kate M. Bean.

The State of Nebraska

Buffalo County } On this 12th day of November A.D. 1892 before me
John H. Rose a Notary Public duly commissioned and qualified for and
residing in said County, personally came Kate M. Bean formerly Kate
M. Trott whom I know to be the identical person described in and who executed
the foregoing conveyance as grantor and acknowledged the said instrument
to be her voluntary act and deed.

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

*S. P.
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John H. Rose,

Notary Public.