

forever to his and this own proper use and behoof and also the said party of the first part do for themselves their heirs Executors and Administrators Covenant with the said party of the second part his heirs and assigns that at and until the Executing of these presents they were were well seized at the premises as a good indefensible estate in fee simple and have good right to bargain and sell the same in manner and form as above written & that the same is free from all taxes assessments & liens whatsoever.

And furthermore the said parties of the first part do by these presents bind themselves & their heirs forever to warrant & defend the above granted and bargained premises to the said party of the ~~first~~ ^{second} part his heirs and assigns against all lawful claims and demands whatsoever. In Witness whereof the said party of the first part have hereunto set their hands and seals the day and year first above written. Signed sealed & delivered

in presence of
 W W Broughton
 Notary Public
 State of California
 County of Santa Barbara

Gustavus M Richards
 Ellinor Virginia Richards

On this ^{26th} day of June in the year one thousand Eight hundred and Eighty seven before me W W Broughton a Notary Public in & for the said County of Santa Barbara duly Commissioned and sworn personally appeared Gustavus M Richards known to me to be the same person who is described in and whose name is subscribed to and who Executed the within instrument and who acknowledged to me that he Executed the same. Also on this 26 day of June A D 1887 before me W W Broughton a Notary Public in and for the said County of Santa Barbara residing therein duly Commissioned and sworn personally appeared Ellinor Virginia Richards wife of the said Gustavus M Richards known to me to be the same person described in whose name is subscribed to and who Executed the within