WARRANTY DEED

FROM

Elizabeth F. Jones

TO

Andrew Johnson

ACKNOWLEDGED before me, the undersigned Notary Public in and for the County of Bourbon, State of Kentucky, on this 8th day of February, 1918, that the instrument heretofore subscribed, executed, and acknowledged by the within named Elizabeth F. Jones, and to her as aforesaid proved and pronounced to be her true and self-written deed and that the same was delivered to me, in the County Court for the county aforesaid, do hereby certify that this instrument of writing was duly executed by the said Elizabeth F. Jones.

Notary Public

Commonwealth of Kentucky

[Signature]
Know all Men by these Presents:

That Elizabeth Ficke and William Ficke her husband of Covington, Kentucky.

for and in consideration of Twenty-two hundred ($2200.00) Dollars

unto them paid by Andreas Schrader.

Thereupon the said Andreas Schrader do hereby BARGAIN, SELL and CONVEY

unto the said Andreas Schrader his heirs and assigns forever, the following described Real Estate, to-wit:

Situated in Covington, Kenton County, Ky., and being the North part of lot No.179 of the Western Baptist Theological Institute Subdivision in said City, beginning at the South East corner of lot No.173 of said Subdivision, on the West side of Russell Street; thence with the South line of lot No.173, 35 feet to an 3 feet alley; thence Southwardly along the East line of said alley 25 feet more or less to Mrs. Clinkenbeard's lot; thence Eastwardly with the said Clinkenbeard's line 85 feet to Russell Street; thence with the West line of Russell Street 25 feet more or less to the beginning, being the same property conveyed to Elizabeth Ficke by deed from the heirs of Ephraim Stewart dated Oct. 15, 1894 and recorded in Deed Book 37 page 233 Covington Office, Kenton County Records.
Together with all the **Privileges and Appurtenances** to the same belonging.

**To Have and to Hold** the same to the said **Andrew Schwab** and his Heirs forever, the Grantors their Heirs, Executors and Administrators **Hereby Covenanting** with the Grantor his Heirs and Assigns, that the **Title** so conveyed is **Clear, Free and Unencumbered**, and that they will **Warrant and Defend** the same against all legal claims whatsoever, **excepting all taxes** for 1893, and excepting a mortgage executed by grantors to the Union Perpetual Building Association and recorded in Mortgage Book 76 page 354, for the amount of $1000, but **reduced by partial payment** to $867.54.

The grantee assumes the payment of this mortgage in payment of part of the above consideration and a release of said mortgage by said Association shall operate as a release of this lien.
In Witness Whereof, the said Elizabeth Ficke and Mr. Ficke, her husband, have hereunto set their hand this 8th day of December in the year 1897.

TESTER:

[Signature]

State of ____________________________
County of ____________________________

I, ____________________________________________________________________________
in and for said County and State, do certify that the foregoing instrument of writing from ____________________________________________________________________________
to was this day produced to me by the parties, in said County and State, and then and there acknowledged by said ____________________________________________________________________________
to be ____________________________________________________________________________ act and deed. And the contents and effect of the instrument being explained by me to said ____________________________________________________________________________ wife of said ____________________________________________________________________________ separate and apart from husband thereupon declared that ____________________________________________________________________________ did freely and voluntarily execute and deliver the same to be act and deed, and consented that the same might be recorded.

Given under my hand and seal of office this ____________ day of December in the year ____________

[Seal]

INSTRUCTIONS.—The acknowledgement out of Kentucky, and within the United States, must be before and certified under his seal of office by the Clerk of a Court or his Deputy, or by a Notary Public, Mayor of a City, or Secretary of State, or Commissioner of Deeds for Kentucky, or by a Judge, under the seal of his court. The officer should state his official character in his certificate. No other certificate but the one is required.