

the above granted and described premises  
 with the appurtenances unto the said parties of  
 the second part their heirs and assigns to  
 them and their own proper use forever.  
 And the said parties of the first part for them-  
 selves their heirs executors and administrators  
 do Covenant to and with the said party of the second  
 part their heirs and assigns that the said  
 parties of the first part at the time of the sealing  
 and delivery of the presents are lawfully  
 seized in fee simple of and in all and singular  
 the above bargained and described premises  
 with appurtenances and have good right to and  
 lawful authority to sell and convey the same.  
 And that the said parties of the second part their  
 heirs and assigns shall peaceably possess  
 the above granted premises with the appurten-  
 ances without molestation or disturbance of the  
 said parties of the first part their heirs or assigns or  
 of any other persons lawfully claiming or to claim  
 the same and that the same are now free, clear,  
 discharged and unincumbered of and from all  
 former and other grants, liens, charges, estates, judgments,  
 debts, assessments and incumbrances of what  
 nature and kind soever.  
 It is recorded and stood that the parties of the first part have  
 heretofore on or about July 10<sup>th</sup> 1891 executed both parties  
 of the second part and instruments purporting to be a  
 conveyance of the lands herein described, which instrument  
 was executed in the presence of P. F. Calvin and J. P. Hulse as  
 subscribing witnesses thereto and acknowledged before  
 John P. Riggs as a Justice of the Peace for said County of Timpani.  
 And whereas doubts exist as to whether said instrument  
 is properly executed and acknowledged according to  
 the laws of the State of Florida regulating conveyances  
 of real estate, now this deed is intended to cure all defects  
 which may be found to exist in the instrument before  
 mentioned, and to effectually convey the lands herein  
 described to parties of the second part.  
 And the said parties of the first part for themselves  
 and their heirs, the above described and hereby  
 granted and released premises and every part  
 and parcel thereof with the appurtenances unto the  
 said parties of the second part their heirs and assigns