

86, 87, 19, and 20 of said subdivision; thence along the joint rear lines of Lots Nos. 86, 20, 21, and 22 of said subdivision S. 22-46 W. 158.6 feet to a point on the Eastern side of Wellington Avenue; thence with Wellington Avenue N. 37-01 W. 194.5 feet to the point of beginning.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said L. R. Duncan

his Heirs and Assigns forever. And I do hereby bind myself
and my Heirs, Executors and Administrators to warrant and forever defend all and singular the said
Premises unto the said L. R. Duncan

his Heirs and Assigns, from and against myself and my
Heirs, Executors, Administrators and Assigns and every person whomsoever lawfully claiming or to claim the
same or any part thereof.