Whereas By an Act of the General Assembly of Missouri approved the 24th of February 1833, the "Linden Wood Female College" was incorporated, located at Linden Wood in the county of Saint Charles and placed under the care, supervision and control (virtually) of the Presbytery of St. Louis of the Old School branch of the Presbyterian Church in the United States of America. And whereas the said Presbytery have accepted the charter of said College and have assumed the care and supervision thereof and have adopted the following outline of the plan, system, principles, objects and purposes to be observed and pursued in the establishment and government of the said College namely. The "Linden Wood Female College" is to be set up and established on a large and liberal plan and on a lasting foundation to consist of Primary, High and Normal Schools with Domestic and Boarding Department connected therewith. It is to supply (at as low charges as practicable) ample facilities for Female education in the best sense and meaning of the term (the proper development and cultivation of the intellectual, moral and Physical faculties) It is to present a school or schools wherein Female youth given in Baptism to the Redeemer (not excluding others) may be properly educated and qualified for the important duties of Christian Mothers and School teachers. Wherein the Holy Bible shall always have a prominent place and be a permanent class book. In which the whole course of instruction and discipline shall be based on the religion of Jesus Christ as held and taught in the Confession of Faith and Catechisms of the Presbyterian Church in the United States of America as adopted by the General Assembly of said Church in the year 1821. In order to supply Schools adapted to qualify the pupils not only to enjoy the rational pleasures of life as accountable beings but to become enlightened accomplished and useful members of society, to discharge with ease and grace the peculiar duties of the sex in all their various relations. Also so to convey and adapt instruction appropriately as to give a distinctly National bias to the youthful mind.
And whereas the Secretary of the said college have taken suitable measures for putting up one of the principal seats thereof, which is now in progress of erection; therefore the undersigned in view of the premises have executed and delivered the following deed of conveyance, to-wit:

This deed was made and entered into by and between Sir Chambly Hibbly and Mary Edwold Hibbly his wife, of the first part, and the "Londonderry Female College," of the second part, all of the County of St. Charles in the State of Missouri, with the following words:

That the said party of the first part for and in consideration of the sum of five hundred dollars to be paid by the said party of the second part, the receipt whereof is hereby acknowledged, have conveyed, granted, andquitclaimed, and by these presents do forever release and forever quit claim unto the said London Female College the following described tract or parcel of land situated in said County of St. Charles, viz., the east one-third of the south-west corner of the town of St. Charles, and in the City of St. Charles, at the west corner of the so-called "Pravieau Fields," known from said corner running north thirty degrees west along the west line of the said "Pravieau Fields," then east two hundred and thirty-five (330) poles to a stone, then north fifty-seven (57) degrees west, then east sixty-one (61) poles, and thence north forty (40) degrees west to the beginning, the same described tracts and bounds embracing an area of 127 acres and 7 1/4 poles, and include

In making this deed which is in its nature and design a donation to the said college and wife declared it to be their intention to convey the land herein described to the said college with a little sufficient in down, let they consider and believe it be their duty as well as their right to ensure the following conditions on the faithful compliance with which on the part of the party of the second part shall always observe the provisions of the title herein conveyed.

First, The one hundred and twenty acres of land conveyed by this deed with all its revenues and arrears, however accruing shall never in any manner or under any pretense whatever, either in whole or in part be devoted or alienated from the proper beneficial service and use of the college aforesaid, provided however that no deed of lease that the Trustees of said College may execute in favor of said Hibbly and wife in any of its provisions be deemed inconsistent with or any violation of the conditions herein set forth.
and seal of office at St Charles July the fourth 1856

Robert Emmons Jr. Clerk
By R. D. Kenner J. D. G.

After the word "Poles" and where the red dash occurs on this record, the word "and" in the original instrument of writing is crossed out. The word "East" underlined with red ink on this Record is in the original instrument of writing written on another record.

Filed for Record July Fifth, Eighteen Hundred and Fifty Six

Robert Emmons Jr.
Recorder