

Know all Men by these Presents, that I, John Hutchinson of the Town of Lawrence, Territory of Kansas, for and in consideration of the sum of twenty five dollars, to me in hand paid by Joseph W. Russell of the Town and Territory aforesaid, the receipt whereof is hereby acknowledged, have sold, conveyed, quit-claimed, and given up possession of, unto the said Russell and to his heirs and assigns forever, certain a lot or parcel of land situate and lying in the Town of Lawrence, in the Territory of Kansas, designated according to the Lithographed Chart of said Town as surveyed by A. D. Searl, A. D. 1854, as follows to wit

Lot Number one hundred and fourteen (114)  
New Jersey street together with all and singular the appurtenances thereunto belonging,

and also all the estate, right, title, interest, and claim whatsoever, as well in law as in equity of the said Hutchinson, of, in, or to the above described premises. And I the said Hutchinson for myself, my heirs, executors, administrators, and assigns do covenant and agree to and with the said Russell, his heirs, executors, administrators, and assigns that I have not made, done or suffered any act or thing whereby the above described premises, or any part thereof, are now, or at any time hereafter shall be conveyed, quit-claimed, or encumbered, in any manner whatsoever.

And be it further known by these Presents that I, the said Hutchinson, am held and firmly bound unto the said Russell, his heirs and assigns in the sum of One Hundred Dollars to be paid unto the said Russell his heirs or assigns, to which payment well and truly to be made I bind myself, my heirs, executors, administrators and assigns by these Presents.

Now the condition of this obligation is such that if the said Hutchinson, his heirs, or assigns shall convey unto the said Russell his heirs or assigns, whatever further title