Know all Men by the Presents, that I Homer L. Dean of the Town of Lawrence, Territory of Kansas, for and in consideration of the sum of thirty seven dollars to me in hand paid by Walter S. Pellet of the Town aforesaid, the receipt whereof is hereby acknowledged, have sold, conveyed, quit-claimed and given up possession of and by these Presents do sell, convey, quit claim and give up possession of unto the said Walter S. Pellet and to his heirs and assigns forever a certain 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 Fifty (50) on Kentucky Street.

Together with all and singular the privileges and appurtenances thereunto belonging. And also all the estate, right, title, interest and claim whatsoever as well in law as in equity of me the said Dean of in or to the above described premises. And I, the said Homer L. Dean for myself, my heirs, executors, administrators and assigns, do covenant and agree to and with the said Walter S. Pellet 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 now are 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 Homer L. Dean am held and firmly bound unto the said Walter S. Pellet his heirs and assigns in the sum of One hundred dollars to be paid unto the said Walter S. Pellet 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 Homer L. Dean, his heirs or assigns shall convey unto the said Walter S. Pellet, his heirs or assigns, whatever further title may or shall be unto the said Dean conveyed by the Trustees of the Town Site of Lawrence said Territory or by or from any person or persons whomsoever or by any power whatsoever by virtue of a Patent issuing from the Land Office at Washington unto one William A. P. Lykins or one Robitaille a Wyandott Indian, or by virtue of any other authority; at such time as said title shall be to him conveyed, then this obligation shall be wholly void and of no effect, otherwise to remain in full force.

(carried to margin)

In testimony whereof, I have hereunto set my hand and seal this Fifth day of May A. D. 1856.
Signed, sealed and delivered in the presence of J. S. Hollis, Benjn. F. Ayers

Homer L. Dean

Received for Record Nov. 24/57 - 3 - P.M.
E. D. Ladd
Register.