

I now call Men by these Presents That
 Wm John Baldwin of the Town of Lawrence, Territory of
 Kansas, for and in consideration of the sum of Fifty Dollars
 to me in hand paid by William Wells of Lawrence, Wilson
 County, State of Missouri, the receipt whereof is hereby acknowledged,
 have sold, conveyed, quitclaimed and given up possession of,
 unto the said Presents do sell, convey, quitclaim and give
 up possession of, unto the said William Wells, and to his
 heirs, assigns forever, a certain lot or parcel of land, situated
 and lying in the Town of Lawrence, in the Territory of Kansas,
 designated according to the Lithographed Chart of said Town
 as surveyed by J. D. Hart, A.D. 1834, as follows, to wit:

Lot number One Hundred and Sixty Nine (169) of said Chart
 Together with all and singular the privileges and appurtenances
 therunto in anywise belonging. And also all the estate, right, title, interest
 and claim whatsoever, as well in law as in equity, of the said
 Baldwin, in or to the above described premises.

And if the said Baldwin, his heirs, assigns, my heirs,
 executors, administrators and assigns, do covenant and
 agree to and with the said Wells 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, quitclaimed or encumbered in any
 manner whatsoever.

And for it further known by these Presents, That
 the said Wm John Baldwin, was held and firmly bound unto
 the said William Wells his heirs or assigns, in the sum of
 Fifty Dollars to be paid unto the said Wells, his heirs or
 assigns, to what payment well and truly to be made should
 myself, my heirs, executors, administrators and assigns by these Presents.

Now the Condition of this obligation is such, that if
 the said Baldwin, his heirs or assigns, shall convey
 unto the said Wells, his heirs or assigns, whatever further