

Now all Men by these Presents that Josiah G. Fuller, of the Town
of Lawrence, Territory of Kansas, for and in consideration of the sum of Sixty Dollars
to me in hand paid by Robert J. Hooton of the Town & Territory 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 Hooton, and to his heirs assigns,
jointly 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 J. B. Paul, A.D. 1854 and follows, to wit: Lot number
Eighty four (84) of the said town. Together with all 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 the said Fuller, in or to the above described premises.
And I the said Fuller for myself for my heirs Executors
administrators and assigns, do covenant and agree to and
with the said Hooton his heirs, Executors, administrators
and assigns that I have not done or suffered any act or
thing, whereby the above described premises or any part
thereof now are or any hereafter shall be conveyed, quit claimed
or Encumbered in any manner whatsoever. And be it further Covenanted by
these presents that I the said Fuller am held and firmly bound unto
the said Hooton his heirs and assigns, in the sum of One Hundred
Dollars to be paid unto the said Hooton his heirs to which payment
well and truly to be made I bind myself my heirs Executors admini-
strators by these presents Now the condition of this obligation is such
that if the said Fuller his heirs or assigns shall convey unto
the said Hooton his heirs or assigns whatever further title may
or shall be unto the said Fuller conveyed by the trustees of the
Town site of Lawrence, said Territory, or by or from any person
or persons whatsoever, or by any power whatsoever, by virtue
of Patent issuing from the Land Office at Washington, unto
William H. R. Tykins or one Robin 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 - In Testimony
Whereof I have hereunto set my hand and seal the fourth day of
September A.D. 1855.

Josiah G. Fuller (seal)

Signed sealed and delivered in presence of - John Hutchinson.