

Know all Men by these Presents, That I, Charles Stearns of Lawrence, Kansas Territory, for and in consideration of the sum of ninety dollars to me in hand paid by John W. Penoyer of said Lawrence, the receipt whereof is hereby acknowledged, have bargained, sold, and quit-claimed and by these presents do bargain, sell, and quit-claim unto the said John W. Penoyer, his heirs, executors, administrators and assigns forever, all my right, title, interest, claim and demand, in and to the following described land situate and lying in the Town of Lawrence, Territory of Kansas to-wit: Lot numbered ninety six (96) on New York Street according to survey and plan made by A. D. Searl, Oct. A. D. 1854.

To have and to hold the same with all the privileges and appurtenances thereunto belonging forever, And I the said John W. Penoyer, his heirs, executors, administrators and assigns that I and my heirs, executors, and administrators shall and will warrant and defend the said premises to him and them against the lawful claims and demands of all persons claiming by grant or under us and I hereby bind myself and my heirs in the sum of two hundred ^{dollars} to the said John W. Penoyer, his heirs and assigns to convey to him or them all further title which I may acquire to the above described premises.

In witness whereof, I have hereunto set my hand and seal this twentieth day of February, A. D. 1857. signed, sealed, and delivered, } Charles Stearns, Seal
in presence of, }

John B. Hood, }

Recd. for Record, Feby. 20/57 4 1/2 P. M.
E. D. Ladd, Reg.