

Now all Men by these Presents, That I, William H. R. Lykins of the Town of Lawrence, Territory of Kansas, for and in consideration of the sum of Twelve Hundred Dollars, to me in hand paid by William Payne and William H. Ramsey of Osauke County, State of Wisconsin, 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 William Payne and William H. Ramsey and to their heirs and assigns, forever, all my right, title, estate, interest, claim and demand in possession, and in expectancy of, in and to the following described land, situated in the Town of Lawrence, aforesaid, to-wit: Lot number Sixteen (16), on Massachusetts Street, less Ten (10) feet of and from the north side of said Lot sold to B. W. Woodward,

To have and to hold the above described premises with all the privileges and appurtenances therunto belonging, unto the said William Payne and William H. Ramsey their heirs and assigns, forever.

And I the said William H. R. Lykins, for myself and my heirs, executors and administrators, do covenant with the said William Payne & William H. Ramsey, their heirs and assigns, that the said premises are free from all encumbrances made or suffered by me; that I have full right and power to sell, convey and quit-claim the same and that I shall and will warrant and defend the same unto the said William Payne & William H. Ramsey, heirs and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under me but against none other.

And I the said William H. R. Lykins, my heirs and assigns are held and firmly bound by these presents in the sum of Twenty five hundred dollars, to the said William Payne & William H. Ramsey, their heirs, executors, and administrators to make and convey unto him or them all further right or title which shall or may be awarded or conveyed to me by any authority, or by

E. D. Ladd, Reg.