

Know all Men by these Presents, That I, William H. P. Lykins, of the Town of Lawrence, Territory of Kansas, for and consideration of the sum of Thirty dollars to me in hand paid by Edward P. Fitch, of the Town and Territory, aforesaid, 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 Edward P. Fitch, and his heirs and assigns forever, all my right, title, estate, interest, claim and demand in possession or in expectancy of me and to the following described land situate in the Town of Lawrence aforesaid, to-wit: Lot number one hundred and Forty four (144) on New York Street,

To have and to hold the above described premises, with the privileges and appurtenances thereunto belonging unto the said Edward P. Fitch, heirs, and assigns forever. - And I the said William H. P. Lykins for myself and my heirs, executors, and administrators, do covenant with the said Edward P. Fitch, his 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 Edward P. Fitch his 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. P. Lykins, my heirs and assigns are held and firmly bound by these presents ⁱⁿ under the sum of sixty dollars to the said Edward P. Fitch, his 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 any person or persons by virtue of a title to the Town Site of Lawrence, aforesaid, issuing from the General Land Office. In witness whereof I have hereunto set my hand and seal this —

E. D. Ladd, Reg.