

Know all men by these presents that I
William H. K. 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 Cranke County State of
Missouri the receipt whereof is hereby acknowledged have
bargained sold and just claims and by these presents do bar-
gain sell and just claims 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 situate in the Town of Lawrence Kansas
to wit: Lot Number Sixteen (16) on Massachusetts Street
Lot Ten (10) part of and from the North side of said
Lot sold to B. W. Woodard

I Have and do Hold the above described premises
with all the privileges and appurtenances thereto belong-
ing to the said William Payne and William H. Ramsey
their heirs and assigns forever

And I the said William H. K. 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
incumbrances made or suffered by me that I have full
right and power to sell convey and just 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. K. 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 execu-
tors and administrators to make and convey unto them
the said full right and title which shall convey
the same to the said William Payne & William H. Ramsey
E. D. Ladd Key