

Know all Men by these presents that
 I, William N. Baldwin of the town of Lawrence
 Territory of Kansas, for and in consideration of the
 sum of one hundred and fifty Dollars to me
 in hand paid by John Hutchinson of said town
 and Territory 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 Hutchinson and to his heirs and
 assigns forever all my right, title, estate, interest, claim,
 and demand in possession or in expectancy of, in
 and to the following described land situated in
 the town of Lawrence aforesaid to wit. Lot
 number Ninety four (94) Rhode Island Street and
 Lot number eighty (80) New Jersey Street. To have
 and to hold the above described premises with the
 privileges and appurtenances thereunto belonging
 unto the said John Hutchinson and to his heirs and assigns
 forever. And I the said William N. Baldwin for myself and my
 heirs executors and administrators do covenant with the said
 John Hutchinson and 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 John
 Hutchinson and to 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 N. Baldwin and my heirs
 and assigns are held and firmly bound by these presents
 in the sum of Three hundred Dollars to the said John
 Hutchinson and 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
 of the Territory of Kansas which I have heretofore set my hand and seal to these conditions of said
 said promise

Witness my hand and seal this 10th day of March 1855
 Wm N. Baldwin
 E. J. Ladd Clerk