

Know all men by these Presents, That I, Samuel Fry of the Town of Lawrence, Territory of Kansas for and in consideration of the sum of Six hundred Seventy five Dollars to me in hand paid by George Shearer of the same place 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 Shearer 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: The North one half of lot number Twelve (12) on Massachusetts Street.

To have and To hold the above described premises with the privileges and appurtenances thereunto belonging unto the said Shearer his heirs and assigns forever. And I the said Samuel Fry for myself and my heirs executors and administrators, do covenant with the said George Shearer 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 Shearer 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 Samuel Fry my heirs executors and administrators are held and firmly bound by these presents in the sum of Fifteen Hundred Dollars to the said George Shearer his heirs and assigns to make and convey unto him or them all further right or title which shall or maybe awarded or conveyed forward