

Know all men by these presents That I
 William C Baldwin of the Town of Lawrence County
 of Kansas, for and in consideration of the sum of
 Three Hundred Dollars to me in hand paid by
 William A Phillips 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 William A Phillips
 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 Nine (9.) Rhode Island Street
 as designated in the map and survey of said Town
 made by Addeard et al 1854. To Have and to Hold
 the above described premises, with the privileges and
 appurtenances therunto belonging unto the said Phillips
 his heirs and assigns forever And I the said William
 C Baldwin for myself and my heirs executors and
 administrators do covenant with the said William A.
 Phillips 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
 the same unto the said William C Phillips 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 C Baldwin
 my heirs executors and administrators, are held and
 firmly bound by these presents, in the sum of Six
 Hundred Dollars to the said William A Phillips his
 heirs and assigns 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

forward