

Know all men by these Presents,
 That I Caleb S. Pratt of the City of Lawrence
 Territory of Kansas for and in consideration
 of the sum of Two Hundred (\$200) Dollars
 to me in hand paid by Richard G. Wait
 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
 Richard G. Wait and to his heirs and assigns
 forever all my right title Estate interest claim
 and demand in and to the following described
 land situated in the City of Lawrence
 aforesaid, to wit: Lots Number (12) Twelve
 and (14) Fourteen on Pinkney Street in
 said City of Lawrence according to the authorized
 survey and Plot of the same to have and
 to hold the above described premises with
 the privileges and appurtenances thereto
 belonging, unto the said Richard G. Wait
 and unto his heirs and assigns forever.
 and I the said Caleb S. Pratt for myself
 and my heirs executors and administrators
 do Covenant with the said Richard G.
 Wait 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 and my heirs &c shall
 and will warrant and Defend the same
 unto the said Richard G. Wait and unto
 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 Caleb S. Pratt and my heirs
 "Exempt"