

Know all men by these Presents that we Richard G Wait and Mary & his wife of the City of Lawrence Territory of Kansas, for and in consideration of the sum of Two Hundred Dollars to us in hand paid by Caleb S Pratt 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 Caleb S Pratt and to his heirs and assigns forever all our right title, Estate, interest claim and demand in possession or in Expectancy of us and to the following described land situated in the City of Lawrence aforesaid to wit. Lot Numbered twelve (12) and fraction (1/4) on Pinkney Street in said City of Lawrence according to the Authorized survey and plat of the same to Have and to Hold the above described with the privileges and appurtenances thereto belonging unto the said Pratt his heirs and assigns forever, and we the said Richard G & Mary & for ourselves and our heirs, Executors and administrators, do covenant with the said Caleb S Pratt his heirs and assigns that the said premises are free from all Encumbrances made or suffered by us that we have full right and power to sell convey and quit claim the same and that we shall and will warrant and defend the same unto the said Pratt his heirs and assigns forever against the lawful claims and demands of all persons, claiming by through or under us but against none others, and we the said Richard G Wait & Mary & our heirs, Executors, and administrators are held and firmly bound by these presents in the sum of Four Hundred Dollars to the said Caleb S Pratt 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 us 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, In Witness whereof we have hereunto set our hands and seals this twenty eighth day of December A.D. 1858.

Signed sealed and delivered in presence of -
E D Ladd,

Rich. G Wait. (seal)
Mary G Wait. (seal)

Territory of Kansas Douglas County ss - On the twenty eighth day of December A.D. 1858 before me personally came Richard G Wait and Mary & his wife to me well known to be the persons described in and who executed the above conveyance as parties thereto and acknowledged the same to be their free act and deed -
E D Ladd Justice of the Peace
Recd Dec 28/58 4 1/2 PM.