

Know all Men by these Presents That I Carni W. Babcock of the City of Lawrence, Territory of Kansas, for and in consideration of the sum of Three Hundred Dollars to me in hand paid by William Zimmerman 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 Zimmerman and to his heirs and assigns forever all my right title, Estate, interest claim and demand in possession or in expectancy of me and to the following described land situated in the City of Lawrence aforesaid to wit: The North one half of Lot No Sixty one (61) on Massachusetts St. as described in the map and survey made by A D Deal A D 1854. To Have and to hold the above described premises, with the privileges and appurtenances thereto belonging unto the said William Zimmerman his heirs and assigns forever. And I the said Carni W Babcock for myself and my heirs, Executors and administrators, do covenant with the said William Zimmerman 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 William Zimmerman 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 Carni W Babcock and my heirs Executors and administrators are held and firmly bound by these presents in the sum of Six Hundred Dollars to the said William Zimmerman 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. In Witness whereof I have hereunto set my hand and seal this 14th day of January A D 1859.

Signed sealed and delivered in presence of

James C Horton

Calist S Pratt

C W Babcock Seal