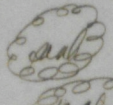
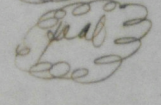
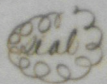


Know all Men by these Presents, That I Francis Simmons of the City of Lawrence, Territory of Kansas, for and in consideration of the sum of One Hundred and Twenty Dollars, to me in hand paid by Abijah W. Peck of Lykins County, K.T. the receipt whereof is hereby acknowledged, have bargained sold and quit claimed and by these presents do bargain sell and quit claim unto the said Abijah W. Peck and to his heirs and assigns forever, all my, right title, Estate, interest, claim and demands, in possession or Expectancy of me and to the following described land, situated in the City of Lawrence aforesaid, to wit: Lot One Hundred and Ninety one (191) on Ohio Street in said of Lawrence according to survey made by A.D. Seal A.D. 1854. To Have and to Hold the above described premises, with the privileges and appurtenances thereto belonging unto the said Abijah W. Peck and his heirs and assigns forever, and I the said Francis Simmons for myself and my heirs, Executors, and administrators, do covenant with the said Abijah W. Peck, 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 Abijah W. Peck and to 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 Francis Simmons my heirs Executors, and administrators are held and firmly bound by these presents in the sum of Two hundred and fifty Dollars, to the said Abijah W. Peck and to 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 twenty seventh day of January A.D. 1859.

Francis Simmons 
 Signed sealed and delivered in presence of
 Sarah A. Simmons 
 Josiah Miller

Territory of Kansas Douglas County, SS - On the 27th day of January A.D. 1859 before me personally came Francis Simmons to me well known to be the person described in and who signed the above conveyance as a party thereto, and acknowledged the same to be his free act and deed, In testimony Whereof I have hereunto set my hand and affixed the seal of our said Court the day and year above written



Josiah Miller

Judge of Probate

Recd. Jan'y 27/59 at 4 1/2 P.M.