

signed sealed and delivered in
presence of
J^r Reddington

M^r W^m Hicks Seal

Rec^d Feb 14/59 at 9/11 am.

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 Nine Hundred Dollars to me in hand paid by David Prager of
Lawrence & by the receipts whereof his hereby acknowledged have bargained
sold and quit claimed and by these presents do bargain sell and
quit claim unto the said David Prager and to his heirs and assigns
forever all my right title Estate interest claim and demand in possession
or in expectancy of and to the following described land situated in the
City of Lawrence aforesaid to wit: Lot Twelve and Thirteen (12 & 13)
Pilkenny Street. I Have and do Hold the above described premises with
the Privileges and appurtenances thereto belonging unto the said
David Prager his heirs or assigns forever. And I the said Caleb S
Pratt for myself and my heirs Executors and Administrator do covenant
with the said David Prager 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 well warrant and defend the same unto the said
David Prager 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 Executors and Administrator are held and firmly bound
by these presents in the sum of One thousand Dollars to the said
David Prager his heirs and assigns to make and convey unto him
within 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 Ninth day of February A^d 1859.