

Know all men by these presents, That I Chan-
 cellor Livingston of the City of Lawrence Territory
 of Kansas, for and in consideration of the sum of
 four Hundred dollars, to him in hand paid by
 William Ritter 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 Ritter
 and to his heirs and assigns forever all the right, title
 estate, interest claim and demand, in possession or expec-
 tancy of in and to the following described land situated
 in the city of Lawrence aforesaid, to wit, the undivided
 one half of lot number one hundred and thirty
 five on New York Street and the house there
 on and the undivided one half of the North half
 of lot number fifty two on New Hampshire
 Street. To have and to hold the above described
 premises with the privileges and appurtenances
 thereto belonging unto the said William Ritter
 his heirs and assigns forever. And the said Chan-
 cellor Livingston does for himself and his heirs
 executors and administrators do covenant with
 the said William Ritter his heirs and as-
 signs that the said premises are free from all
 encumbrances made or suffered by him that
 he has full right and power to sell, convey
 and quit claim the same and that he shall
 and will warrant and defend the same
 unto the said William Ritter his heirs
 and assigns forever against the lawful claims
 and demands of all persons claiming by or
 through or under him but against none other.
 And the said Chancellor Livingston
 his heirs and executors and administrators
 are held and firmly bound by these presents