

Know all men by these Presents, that we P. J. Peterson and Charles Bowen, of the City of Lawrence, Territory of Kansas, for and in consideration of the sum of One Hundred Dollars, to us in hand paid by Lars Anderson, of the same place, the receipt whereof is hereby acknowledged, have bargained, sold, conveyed and by these presents do bargain, sell and quit claim, unto the said Lars Anderson, and to his heirs and assigns forever, all our right, title estate, interest claim, and demand, in possession or expectancy, of, in and to the following described land, situated in the City of Lawrence, to wit: Lot number thirty eight (38) on Pennsylvania Street, to have and to hold the above described premises, with the privileges and appurtenances thereunto belonging, unto the said Lars Anderson, his heirs and assigns forever.

And we the said P. J. Peterson and Charles Bowen, for ourselves, and our heirs, executors and administrators, do covenant with the said Lars Anderson, his heirs and assigns, that the said premises are free from all incumbrances made or suffered by us, that we have full right and power to sell, convey and quit claim the same, and that we will and shall warrant and defend the same unto the said Lars Anderson, his heirs and assigns forever, against the lawful claims and demands of all persons, claiming by, through or under us but against none other.

And as the said P. J. Peterson and Charles Bowen, our heirs, executors and administrators, are held and firmly bound by these presents, in the sum of Two Hundred Dollars to the said Lars Anderson, his heirs and assigns, to make and convey unto him or them all further right or title which shall or may be conveyed or awarded 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 fourth day of April A.D. 1859.

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

P. J. Peterson
Charles Bowen

Witness
J. S. Ladd