

I know all men by these presents That I A. H.
 Shurtleff of Shawnee County, Territory of Kansas
 for and in consideration of the sum of two hundred
 and fifty dollars to him in hand paid by John C.
 Phinney of Taylorville Ontario County New York
 the receipt whereof is hereby acknowledged, have
 bargained, sold and quit claimed, and by these pres-
 ents do bargain, sell and quit claim unto the said
 John C. Phinney and to his heirs and assigns
 forever, all my right, title, estate, interest, claims
 and demand, in possession or expectancy of, in
 and to the following described land, situated
 in the City of Lawrence aforesaid, to wit, lot
 number One hundred and one New York
 and lot number one hundred and thirty
 five Indiana Street, according to the survey
 of A. D. Searl. To have and to hold the
 above described premises with the privileges
 and appurtenances thereto belonging, unto
 the said John C. Phinney, and to his heirs and
 assigns forever. And I the said Shurtleff
 for myself and for my heirs, executors and
 administrators, do covenant with the said
 John C. Phinney and his heirs and assigns
 that the said premises are free from all encum-
 brances 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 John C. Phinney and to his heirs
 and assigns forever, against the lawful claims
 and demand of all persons, claiming by, through
 or under me but against none other. And
 I the said Shurtleff my heirs, executors
 and administrators, are held and firmly