

I know all men by these presents That I John
 W. Penoyer and Caroline H. his Wife of Leaven-
 worth County Territory of Kansas, for and in
 consideration of the sum of sixty dollars, to
 them in hand paid by J. L. Bronson of
 Douglas County Kansas Territory 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
 J. L. Bronson and to his heirs and assigns for
 ever, all the right, title estate interest claim and
 demand in possession or expectancy of, in and to
 the following described land, situated in Lawrence
 Kansas Territory, to wit, Lot number seventy two
 (72) on Delaware Street, to have and to hold
 the above described premises, with the privileges
 and appurtenances thereto belonging, unto the
 said party of the second part his heirs and
 assigns forever. And we the said John W. Pen-
 oyer & Caroline H. his Wife, for themselves
 and their heirs executors and administrators
 do covenant with the said J. L. Bronson his
 heirs and assigns, that the said premises are free from
 all encumbrances made or suffered by us, that
 we have full right and power to sell, convey, and
 quit claim the same, and that we shall and
 will warrant and defend the same unto the
 said party of the second part his heirs and
 assigns forever, against the lawful claims and
 demand of all persons claiming by through or under
 us, but against none other. And we the said
 party of the first part our heirs, executors and
 administrators are held and firmly bound
 by these presents in the sum of one hundred