

And we the said Richard G. and Mary for ourselves and our heirs, ex-
 ecutors and administrators, do covenant with the said Charles W. Hunt, 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
 Charles W. Hunt 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 we the said Richard G. and Mary, our heirs ex-
 ecutors and administrators, are held and firmly bound by these presents
 in the sum of one Thousand dollars, to the said Charles W. Hunt
 his heirs and assigns, to make and convey unto him or them all fur-
 ther right or title which shall or may be awarded or conveyed to us,
 by any authority, or by any persons or persons whomsoever.

In Witness Whereof we have hereunto set our hands and
 seal fourth day of May A. D. 1859. Richard G. Wait (seal)
 signed sealed and delivered in } Mary G. Wait (seal)
 presence of }

Territory of Kansas Douglas. ss

On the fourth day of May A. D. 1859 before me personally
 came Richard G. Wait and Mary G. his wife to me well
 known to be the person described in and who signed the above
 conveyance as parties thereto, and acknowledged the same to
 be their free act and deed

Witness my hand and seal
 at 8 AM, May 5/59

E. D. Ladd
 Justice of the peace.

Know all men by these presents, That D. Daniel W. Holbrook of
 the City of Lawrence, Territory of Kansas, for and in consideration of
 the sum of one hundred dollars to me in hand paid by R. W. Ludington
 of Lawrence City K. T. 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 R. W. Ludington and to his heirs and as-
 signs forever, all my right title estate, interest claim and demand
 in possession or expectancy of, in and to the following described land