

Now all men by these presents, that I John P. Wood by my attorney Josiah Miller of Lawrence Douglas County, Territory of Kansas for and in consideration of the sum of Seventy five (75) dollars, to me in hand paid by Arthur Gunther 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 Arthur Gunther and to his heirs and assigns forever, all my right, title, estate, interest, claim, and demand in possession or expectancy of, in and to the following described land, situated in Lawrence, Douglas County, K. T., to wit, Lot No. Two hundred and five, (205) Mississippi Street as surveyed by A. D. Searl.

To have and to hold the above described premises, with the privileges and appurtenances thereto belonging, unto the said Arthur Gunther his heirs and assigns forever. And I the said John P. Wood, by my attorney Josiah Miller for myself and my heirs, executors and administrators, do covenant with the said Arthur Gunther his heirs and assigns, that the said premises are free from all encumbrances 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 Arthur Gunther his heirs and assigns forever, against the lawful claims and demands of all persons claiming by through or under him but against none other. And I the said John P. Wood by my attorney Josiah Miller, my heirs, executors and administrators are held and firmly bound by these presents, in the sum of one hundred and fifty dollars (150), to the said Arthur Gunther his heirs and assigns, to make and convey unto him or them all further right or title which shall or may be awarded or conveyed to me by any authority or by any person or persons whomsoever.

In Witness Whereof I have hereunto set my hand and seal this 25th day of April A. D. 1859.
 Signed Sealed, and delivered in presence of } J. P. Wood, per Josiah Miller, his lawful Attorney

Territory of Kansas, Douglas County, ss.

On the 25th day of April A. D. 1859, before me personally came Josiah Miller to me well known to be the person described in and who signed the above conveyance as a party thereto, and acknowledged the same to be his free act and deed,

Caleb S. Pratt,

Clerk of probate Court,
 Douglas County, K. T.

Read May 7/59 at 8 1/2 A.M.

Seal