

I know all men by these presents, That we G. W. & J. L. Bronson of Lawrence Territory of Kansas, for and in consideration of the sum of four hundred dollars to us in hand paid by Francis Simmons of Lawrence aforesaid 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 Simmons, 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 Lawrence Douglas County, to wit, the north half of lot fifty three (53) Mass St. To have and to hold the above described premises, with the privileges and appurtenances thereto belong, unto the said Simmons his heirs and assigns forever. And we the said G. W. & J. L. Bronson for ourselves and our heirs executors and administrators, do covenant with the said Simmons 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 Simmons his heirs and assigns forever, against the lawful claims and demands of all persons claiming through or under us, but against none other. . . . And we the said G. W. & J. L. Bronson our heirs executors and administrators, are held and firmly bound by these presents, in the sum of six hundred dollars to the said Simmons 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 us by any authority or by any person or persons whomsoever.

In Witness Whereof we have hereunto set our hand and seals this
day of A.D. 18 G. W. Bronson (Seal)
signed sealed and delivered, in presence of J. L. Bronson (Seal)
A. C. W. Safford L. Bronson (Seal)
H. J. Bronson Territory of Kansas, Douglas County, S.S.

On the 6th day of May A.D. 1859, before me personally came the said G. W. Bronson, J. L. Bronson, L. Bronson to me, well known to be the persons described in and who signed the above conveyance as parties thereto, and acknowledged the same to be their free act and deed, And she the said L. Bronson, being by me first made acquainted with the contents of said instrument, upon an examination separate and apart from her said husband J. L. Bronson acknowledged that she executed the same and relinquished her dower to the real estate therein mentioned freely and without compulsion or undue influence of her said husband. {Seal} Recd May 7, 59 at 2 1/2 P.M. A. C. W. Safford, Notary Public Douglas County, K.S.