

in 1854. To have and to hold the above described premises, with the privileges and appurtenances thereto belonging unto the said James B. Stetson his heirs and assigns forever. And I the said Melancthon S. Beach for my self and my heirs, executors and administrators do covenant with the said James B. Stetson his heirs 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 James B. Stetson his heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under me, but against none other.

And I the said Melancthon S. Beach, my heirs, executors and administrators, are held and firmly bound, by these presents in the sum of one thousand dollars to the said James B. Stetson 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 twelfth day of May A.D. 1859

signed sealed and delivered

Melancthon S. Beach

in presence of
C. D. Ladd.

Territory of Kansas, Douglas County ss.

On the 12th day of May A.D. 1859, before me personally came Melancthon S. Beach to me well known to be the person described in and who signed the above conveyance as party thereto and acknowledged the same to be his free act and deed.

Recd May 12/59 at 6 P.M.

C. W. H. Branscomb,
Justice of the peace,