

Know all men by these presents: That I James Garvin of Lawrence Ks. T. Territory of Kansas, for and in consideration of the sum of Two Hundred dollars to me in hand paid by C. A. Reynolds of Lawrence Kansas 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 C. A. Reynolds 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 the City of Lawrence, to wit, Lot one hundred and seventy four (174) and lot one hundred and seventy six (176) Tennessee Street as surveyed by A. D. Seal, To have and to hold the above described premises, with the privileges and appurtenances thereto belonging, unto the said C. A. Reynolds, his heirs and assigns forever.

And I the said James Garvin for my self and my heirs, executors and administrators do covenant with the said C. A. Reynolds 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 C. A. Reynolds 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 James Garvin my heirs, executors and administrators, are held and firmly bound by these presents in the sum of five hundred dollars, to the said C. A. Reynolds 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 21st day of May A.D. 1859. James Garvin Seal

Signed sealed and delivered in presence of

C. D. Ladd.

Territory of Kansas, Douglas County, 33.

On the 21st day of May A.D. 1859, before me personally came James Garvin, known 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. C. D. Ladd.

Read May 21/59 at 5 P.M.

Justice of the Peace.