

Know all Men by these presents - That J. O. E. Scarnard of the Town of Lawrence Territory of Kansas for and in consideration of the sum of One Hundred Dollars to me in hand paid by Theodore Winston of Springfield Ohio the receipt whereof is hereby acknowledged have bargained sold and quit claim and by these presents do bargain, sell and quit claim unto the said Winston and his heirs and assigns forever all my right, title, estate, interest, claim and demands in possession or in expectancy of, in and to the following described land situated in the Town of Lawrence aforesaid, to wit - Lots number Two Hundred Seventy Seven (277) and Two Hundred Seventy Nine (279) on Indiana Street -

To have and to hold the above described premises with the privileges and appurtenances therunto belonging unto the said Winston his heirs and assigns forever.

And the said Scarnard for myself and my heirs, executors and administrators do covenant with the said Winston 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 warrant and defend the same unto the said ~~Winston~~ ^{Winston} 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 O. E. Scarnard his heirs and assigns are held and firmly bound by these presents in the sum of Two Hundred Dollars to the said Winston his heirs, executors and administrators to pay unto him or them all further right or title which shall or may be awarded or conveyed to him by any court, or by any person or persons by virtue of a title to the Town Site of Lawrence aforesaid issuing from the general Land Office - In witness whereof I have hereunto set my hand and seal the twelfth day of March A.D. 1857

J. O. E. Scarnard
 O. E. Scarnard S. D.
 E. J. S. Ladd Key