

Know all Men by these presents = That I Charles Nicholas of the Town of Lawrence County of Kansas for and in consideration of the sum of One Hundred Twenty Five Dollars to me in hand paid by Theodore L. Houston of Springfield Ohio 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 Houston and to his heirs and assigns forever all my right title estate interest claim and demand in possession or in expectation of and to the following described land situated in the Town of Lawrence aforesaid to wit = Lot Number Fifty on Rhode Island Street = I have and to have the above described premises with the privileges and appurtenances therunto belonging unto the said Houston and his heirs and assigns forever.

And I the said Charles Nicholas for myself and my heirs executors and administrators do covenant with the said Theodore L. Houston 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 we shall and will warrant and defend the same unto the said Houston his heirs and assigns forever against the lawful claims and demands of all persons claiming by mortgage or under us but against none other =

And I the said Nicholas my heirs and assigns are held and firmly bound by these presents in the sum of One Hundred Dollars to the said Houston his heirs executors and administrators to make and convey unto him or them all further right title which shall or may be awarded or conveyed to me by any authority 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
 E. D. Ladd Recy