

Know all Men by these presents - That I Walter F. Pellet, of the Town of Lawrence Territory of Kansas, for and in consideration of the sum of Sixty Dollars to me in hand paid by Charles Nicholas 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 Charles Nicholas and to his heirs and assigns forever: All my right title estate interest claim and demand in possession or in expectancy of in or to the following described land situate in the County of Lawrence Kansas to wit - Lot Number One Hundred and Forty Eight (148) on New York Street - To have and to hold the above described premises with the privileges and appurtenances therunto belonging unto the said Nicholas his heirs and assigns forever -

And I the said Pellet for myself and my heirs executors and administrators do covenant with the said Nicholas 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 Nicholas 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 W. F. Pellet my heirs and assigns are firmly bound by these presents in the sum of Two Hundred Dollars to the said Charles Nicholas his heirs executors and administrators to make any conveyance 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 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 this Thirtieth day of March A.D. 1857
 W. F. Pellet F.S.
 Register of Lawrence Kansas

Witness my hand and seal this Thirtieth day of March 1857
 E. J. Ladd Reg.