

I know all Men by these presents = That I Ephraim Hall of the Town of Lawrence Territory of Kansas, for and in consideration of the sum of One Hundred and Twenty Five Dollars, to me in hand paid by Charles Nicholas, 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 Charles Nicholas and to 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 = Lot number One Hundred Twenty One Indiana Sub (191) To have and to hold the above described premises with the privileges and appurtenances therunto belonging unto the said Charles Nicholas heirs and assigns forever. And I the said Ephraim Hall for myself and my heirs, executors and administrators do covenant with the said Charles Nicholas 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 Charles 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 Ephraim Hall my heirs and assigns are duly and firmly bound by these presents in the sum of Two Hundred and Fifty Dollars, to the said Charles Nicholas his heirs, executors and administrators 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 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 nineteenth day of March A.D. 1857. Ephraim Hall S.S.

Signed sealed and delivered in presence of Caleb S. Pratt

Register Office Lawrence Kansas, Recd for record March 21 1857 at 2 1/2 o'clock P.M. by C. Ladd Reg