

Know all men by these presents - That I Matthew H Spittle of the Town of Lawrence Territory of Kansas, for and in Consideration of the sum of One Hundred Forty Two Dollars to me in hand paid by Charles Nicholas of Lawrence Territory 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 demands, in possession or in expectancy of, in and to the following described lands situated in the Town of Lawrence aforesaid, to wit Lot number One Hundred Forty Five (145) on Kentucky Street - I have and to hold the above described premises with the privileges and appurtenances thereto belonging unto the said Charles Nicholas his heirs and assigns forever - And I the said Matthew H Spittle for myself and my heirs, executors and administrators do covenant with the said Charles 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 Matthew H Spittle my heirs and assigns, are held and firmly bound by these presents in the sum of One Hundred Dollars to the said 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

Matthew H Spittle

signed sealed and delivered in presence of
 Board Office
 Lawrence Kansas
 at 4 1/2 o'clock and mended

for record March 19 1857
 By C J Ladd Reg