

I know all Men by these presents - That I Wesley H. Duncan
of the Town of Lawrence County of Kansas, for and in Consideration
of the sum of One Hundred Dollars to me in hand paid by
Charles A. Duncan of said Town & Territory 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 Charles S. Duncan and to his heirs and assigns
forever all my right, title, estate, interest, claim and demand
in possession or in expectancy of, in and to the following des-
cribed land, situated in the Town of Lawrence aforesaid
to wit - One undivided one half of the south half of lot
number thirty (30) on Massachusetts Street -

I do have and to hold the above described premises
with the privileges and appurtenances thereto belonging
unto the said Charles S. Duncan his heirs and assigns
forever - And I the said Wesley H. Duncan, for myself
and my heirs, executors and administrators, do covenant
with the said Charles S. Duncan 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
Duncan 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
Wesley H. Duncan my heirs and assigns are held and firmly
bound by these presents in the sum of One Thousand Dollars
to the said Charles S. Duncan his heirs, executors and ad-
ministrators to make and convey unto him or them all
further right or title which shall or may be awarded or
awarded to me by any authority, or by any person aforesaid
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 Twenty first
day of March A.D. 1867 Wesley H. Duncan S.S.
Signed and sealed and delivered in presence of

J. D. Dadd Do. for record March 21st 1867 at 8 o'clock a.m.
Recorder Office and recorded 1867 E. J. Ladd Rec