Know all Men by these presents — That I William H. H. Sykes of the Town of Lawrence Territory of Kansas for and in consideration of the sum of Forty Dollars to me in hand paid by John Hutchinson of Lawrence Kansas Ter. the receipt whereof is hereby acknowledged has bargained sold and quit claimed and by these presents do bargain sell and quit claim unto the said John Hutchinson 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 described land situated in the Town of Lawrence aforesaid, to wit — Lot Number Eighty two (82) on New Jersey Street —

To have and to hold the above described premises with the privileges and appurtenances thereunto belonging unto the said John Hutchinson his heirs and assigns forever —

And I the said William H. H. Sykes for myself and my heirs executors and administrators do covenant with the said John Hutchinson 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 John Hutchinson 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 Sykes my heirs and assigns are held and firmly bound by these presents in the sum of Eighty Dollars to the said John Hutchinson 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 coming from the general land office — In witness whereof I have hereunto set my hand and seal this Three day of March A.D. 1857

Signed sealed and delivered in presence of Edward C. Hemmyler — William H. H. Sykes L.S.

Register's Office Rec.d for record March 21st 1857 at 10 o'clock A.M. and entered in Record Book E. B. Lade Reg