

Know all Men by these presents - That I Caleb S. Pratt of the
 Town of Lawrence Territory of Kansas, for, and in consideration of
 the sum of Fifty Five Dollars, to me in hand paid by J. S. Ridley of
 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 J. S. Ridley and to his heirs and assigns
 forever, all my right, title, estate, interest, claim and demand
 in possession or in expectation of, in and to the following descri-
 bed land, situated in the Town of Lawrence of Kansas, to wit-
 to-wit: One Hundred and Fifty Five Perm. Acres -

I do have and to hold, the above described premises with the
 appurtenances thereto belonging unto the
 said J. S. Ridley his heirs and assigns forever. And I the said
 Caleb S. Pratt for myself and my heirs executors and ad-
 ministrators, do covenant with the said J. S. Ridley 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 and convey and quit claim the same and that I shall
 and will warrant and defend the same unto the said

J. S. Ridley 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
 Caleb S. Pratt my heirs and assigns are duly and firmly
 bound by these presents in the sum of One Hundred and
 Eleven Dollars to the said J. S. Ridley 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 as ap-
 proved issuing from the general land office -

In witness whereof I have hereunto set my hand
 and seal this Twenty Fifth day of March A.D. 1857
 at Lawrence Kansas
 Caleb S. Pratt S.S.
 in presence of J. E. Wolfe

Register's Office Recd for record March 25th 1857 at 10 o'clock
 Lawrence Kansas Mo. By
 E. S. Ladd Reg