

Know all men by these presents That I William H. Dykins  
 of the Town of Lawrence Territory of Kansas, for and in consideration of the  
 sum of Two Hundred Twenty Five Dollars to me in hand paid by  
 Augustus Pomfret of the Town of Lawrence aforesaid the receipt whereof  
 is hereby acknowledged have bargain, sold and quit claimed and by  
 these presents do bargain sell and quit claim unto the said Augustus  
 Pomfret 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 Lands, situated in the Town of Lawrence aforesaid  
 to wit: Lots numbered Sixty Two (62) and Sixty Three (63) on Connecticut  
 Street - To have and to hold the above described premises with the  
 privileges and appurtenances, thereto belonging unto the said  
 Augustus Pomfret his heirs and assigns forever And I the said  
 William H. Dykins for myself and my heirs executors and admin-  
 istrators do covenant with the said Augustus Pomfret 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 Augustus Pomfret  
 his heirs and assigns forever against the lawful claims and  
 demands of all persons claiming by wrong or under me but  
 against none other And I the said William H. Dykins my  
 heirs and assigns are held and firmly bound by these presents  
 in the sum of Five Hundred Dollars to the said Augustus Pomfret  
 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 sixth day of April A.D. 1857  
 signed sealed and delivered in presence of  
 J. S. Walpole

William H. Dykins L.S.

Recd for recd April 6<sup>th</sup> 1857 at 2 o'clock P.M.