

Know all men by these Presents That I Augustus
 Tompkins of the Town of Lawrence County of Kansas do and
 in consideration of the sum of Fifty Dollars to me in hand
 paid by Eliot H. Benton of Lawrence Kansas 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 Benton and to his heirs and assigns forever
 all my right title estate interest claim and demand in
 possession or in expectation of me and to the following
 described land situated in the Town of Lawrence aforesaid
 to wit: The undivided one third of Lot number Thirty
 Eight (38.) of New York Street, Kansas and do hold the
 above described premises with the privileges and appurtenances
 thereto belonging unto the said Benton his heirs
 and assigns forever and I the said Tompkins my heirs
 and my heirs executors and administrators do covenant
 with the said Benton 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 Benton 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 Augustus Tompkins my
 heirs and assigns are held and firmly bound by them
 in the sum of One Hundred Dollars to the said
 Benton 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 21st day of April A.D. 1857.
 Signed sealed and delivered in presence
 of J. H. Hill

Augustus Tompkins seal

Red tin seal April 20. 1857. at 12. am

E. J. Ladd Key