

Know all Men by these Presents that Francis O. Talles of Saunder the Territory of Kansas for the consideration of the sum Two Hundred Dollars paid to my full satisfaction by Luther Claplin of Weatherfield in the County of Windsor and State of Vermont have given granted bargained and sold; and hereby do fully give grant bargain sell and confirm unto the said Luther Claplin his heirs and assigns forever a certain lots of land situate and lying in the Town of Saunder in the Territory of Kansas according to the survey made by C. D. Head C. D. 1851. To wit: Lot Number one Hundred and three (103.) Ohio Street. To have and to hold said granted premises to him the said Luther Claplin his heirs executors and administrators or assigns forever. And the said Francis O. Talles for myself and my heirs executors and administrators do covenant with the said Luther Claplin his heirs and assigns that untill the Enacting of these presents I am the sole owner of the premises and have good right and title to convey the same in manner aforesaid that they are free from every incumbrance; and I hereby agree to warrant and defend the same against all lawful claims whatever. Provided nevertheless that if the said Francis O. Talles or any one for me shall will and truly pay the contents of a certain promissory note by me signed bearing even date herewith for the sum of Two Hundred Dollars payable to the said Luther Claplin or order on demand after one Year with interest annually then this deed to be void otherwise of force. In witness whereof I have hereunto set my hand and seal this twenty Eight Day of February A. D. 1857.

Signed sealing and delivred in presence

of Albert Newman
Napoleon K. Roundy

Francis O. Talles Esq.

E. J. Ladd Reg

State of Vermont Windsor County SS. At Weatherfield
this Twenty Eight day of February A. D. 1857. Francis
O. Talles personally appeared and acknowledged this to
his free act and deed. Before me. Napoleon K. Roundy
Notary Public for the State of Vermont.