

Know all Men to these Presents that Francis O. Talbot of Lawrence Kansas or Assigns in consideration of One Hundred and twenty Eight Dollars paid to my full satisfaction of Luther Claplin of Heathfield in the County of Windsor and State of Vermont who have granted bargained and sold; and do hereby freely give grant bargain sell and confirm unto the said Luther Claplin his heirs and assigns forever a certain Lot of land situate and lying in the Town of Lawrence in the County of Kansas according to the sum made by et al. and et al. Book Forty Six Number One hundred and Eight (118) New Hampshire I have and to hold said granted premises to him the said Luther Claplin his heirs executors and administrators in assign forever and the said Francis O. Talbot for himself and his heirs executors and administrators do Covenant with the said Luther Claplin his heirs and assigns that until payment of these presents I am the sole owner of the premises and have full right and title to convey the same in manner aforesaid; that they are free from all incumbrances and charges due to Barrand and defend the same against all lawful claims whatever; provided nevertheless that if Albert Pearson and Francis O. Talbot is or is at any time for them shall will and truly pay the contents of a certain promissory note signed by the said Albert Pearson and Francis O. Talbot bearing even date herewith for the sum of One hundred and twenty Eight Dollars payable to the said Luther Claplin or order on demand with one Year with interest annually then due to be said receiver of said One hundred and twenty Eight day of February A.D. 1857.

Signed sealed and delivered in presence of
 of Albert Pearson
 Napoleon R. Corwin

Francis O. Talbot

State of Vermont. Winded Court for the County of Windsor
 this twenty eight day of February A.D. 1857. Francis O. Talbot
 personally appeared and acknowledged this instrument as
 him signed and subscribed to be his free act and deed
 before me Napoleon R. Corwin
 Judge of the said Court, 5 1857. Full. C. Justice of Peace