

Know all Men by these Presents that I Baker Guest of the Town of Lawrence Territory of Kansas for and in consideration of the sum of Fifty thousand Dollars to me in hand paid by C. W. Babcock by Wm H. R. Lykins of the Town and Territory aforesaid the receipt whereof is duly acknowledged have bargained sold and quit claimed and by these Presents do bargain sell and quit claim unto the said C. W. Babcock by Wm H. R. Lykins 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 land situated in the Town of Lawrence aforesaid to wit: the north half of Lot Number twenty five (25.) on Massachusetts Street - To have and to hold the above described premises with the privileges and appurtenances therunto belonging unto the said C. W. Babcock by Wm H. R. Lykins their heirs and assigns forever. And I the said Baker Guest for myself and my heirs executors and administrators do covenant with the said C. W. Babcock by Wm H. R. Lykins their 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 C. W. Babcock and Wm H. R. Lykins their heirs and assigns forever against the lawful claims and demands of all persons claiming by through or under me but against none others. And I the said Baker Guest my heirs executors and administrators are held and firmly bound by these presents in the sum of Three thousand Dollars to the said C. W. Babcock by Wm H. R. Lykins their heirs and assigns 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 - On Witness whereof I have hereunto set my hand and seal this seventeenth day of June A.D. 1857.

Signed sealed and delivered in presence
of C. M. Solomon

Baker Guest Seal

Recd for receipt June 22. 1857 at 1 o'clock P.M.

E. D. Ladd Recy