

"Brought forward"
I may acquire to said lot. In witness whereof I have hereunto
set my hand and seal, this twenty eighth day of May A.D. 1857.

Signed sealed and delivered in presence

of John B. Wood.

Charles Stearns Esq.

Read for record July 27. 1857. at 5 o'clock P.M.

C. J. Ladd Reg.

Know all Men by these Presents that S. Elliott H. Benton
of the Town of Lawrence Territory of Kansas for and in consideration of
the sum of fifty Dollars to me in hand paid by Charles Ingersoll
of said Lawrence 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 Ingersoll and to his heirs and assigns forever
all my right title estate interest claim and demand in possession or
in expectancy of me and to the following described land situated in the
Town of Lawrence aforesaid, to wit: Lot Number Thirty Eight (38)
on West York Street as marked and designated in a D. Seale's Plan
of said Lawrence dated 1854. - being the same lot mentioned in
Augustus Simpkins DEED to me dated April 24. 1857. with
the building thereon. I have and to hold the above described
premises with the privileges and appurtenances thereunto belonging
unto the said Ingersoll and his heirs and assigns forever - and I the
said Elliott H. Benton for myself and my heirs executors and
administrators do covenant with the said Ingersoll 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 Ingersoll
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 Elliott H. Benton my heirs executors
and administrators are held and firmly bound by these Presents in
the sum of One Hundred Dollars to ^{the} said Ingersoll his heirs and
assigns to make and convey unto him or them all further right
of 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