

Know all men by these presents; That I Charles H. Branscomb of Lawrence of Douglas County, Territory of Kansas, for and in consideration of the sum of three hundred dollars, to me in hand paid by Caroline, M Branscomb 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 Caroline, M Branscomb and to her heirs and assigns forever, all my right, title, estate, interest, claim and demand, in possession or expectancy of, in and to the following described land, situated in said Lawrence to wit; Lot Number eighteen on Rhode Island Street according to the Survey made by A. D. Searl. To have and to hold the above described premises, with the privileges and appurtenances thereto belonging, unto the said Caroline, her heirs and assigns forever, And I the said Charles H Branscomb for myself and my heirs, executors and administrators, do covenant with with the said Caroline, her 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 unto the said Caroline her 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 Charles H Branscomb my heirs, executors and administrators, are held and firmly bound by these presents in the sum of six hundred dollars to the said Caroline, her heirs and assigns, to make and convey unto her 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 whomsoever, In witness whereof I have hereunto set my hand and seal this thirtieth day of July A. D. 1859,

Charles H. Branscomb

Witnessed and delivered in presence of
E. D. Ladd