

Know all men by these presents: That I Carmi W. Babcock of the City of Lawrence Territory of Kansas, for and in consideration of the sum of (\$325) three hundred and twenty five Dollars, to me in hand paid by August Ellis of the same place, 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 August Ellis and to his 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 the City of Lawrence Territory of Kansas, to wit the South one half (S¹/₂) of Lot numbered Forty one (41) on Massachusetts St. as described on the Map and Survey made by A. D. Searl A. D. 1859. To have and to hold the above described premises, with the privileges and appurtenances thereto belonging, unto the said August Ellis his heirs and assigns forever. And I the said Carmi W. Babcock for myself and my heirs, executors and administrators, do covenant with the said August Ellis 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 August Ellis his 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 Carmi W. Babcock and my heirs, executors and administrators, are held and firmly bound by these presents in the sum of Six hundred and fifty (650) dollars, to the said August Ellis his 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 whomsoever.

In Witness Whereof I have hereunto set my hand and Seal this 26th day of August A. D. 1859.

Signed sealed and
delivered in presence of
James C. Horton }

Carmi W. Babcock (Seal)

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