

Know all men by these presents, That I. Horace A. Hancock & Maria Hancock of Lawrence Township Douglas County Territory of Kansas, for and in consideration of the sum of Two hundred and fifty Dollars, to us in hand paid by Charles Ingersoll of Leecompton Township & said County the receipt whereof is hereby acknowledged, have bargained, sold and quitclaimed, and by these presents do bargain, sell, and quitclaim unto the said Ingersoll and to his heirs and assigns forever all my right title interest claim, estate and demand in possession of, in and to the following described land, Situated in the town of Lawrence in said County to wit. That lot numbered Sixteen (16) on a plan of said town made by A. D. Searl 1854 with the buildings thereon - that is to say Lot "16" on Vermont Street in said Lawrence as marked on said plan To have and to hold the above described premises, with the privileges and appurtenances thereto belonging, unto the said Ingersoll his heirs and assigns forever.

And I the said Horace A. Hancock 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 quitclaim 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 Hancock my heirs executors and administrators, are held and firmly bound by these presents in the sum of Five Hundred dollars to the said Ingersoll his heirs and assigns to make and convey unto him or them all further right or title which shall or may be.