

Know all men by these presents; That we Shaler W. Eldridge
Thomas B. Eldridge and Edwin S. Eldridge, partners of the
firm of Eldridge Brothers of Lawrence Territory of Kansas, for and
in consideration of the sum of Five dollars to us in hand paid,
by G. Grovenor of the same place the receipt whereof is hereby acknow-
ledged, have bargained, sold and quit claimed, and by these presents
do bargain, sell and quit claim unto the said G. Grovenor
and to his heirs and assigns forever, all their right, title estate, interest
claim and demand, in possession or expectancy of in and to the
following described land situated in Lawrence aforesaid to wit:
Lot number Ninety four (94) on Kentucky Street in the
City of Lawrence Douglas County Kansas Territory to have
and to hold the above described premises, with the privileges
and appurtenances thereto belonging unto the said G. Grovenor
and his heirs and assigns forever. And we the said parties of the first
part for our selves and our heirs, executors and administrators, do
covenant with the said G. Grovenor and his heirs and assigns
that the said premises are free from all encumbrances made
or suffered by us; that we have full right and power to sell, convey
and quit claim the same, and that we shall and will war-
rant and defend the same unto the said G. Grovenor his heirs
and assigns forever, against the lawful claims and demands of
all persons claiming through or under us, but against none other.
And we the said parties of the first part heirs, executors and
administrators, are held and firmly bound by these presents in
the sum of three hundred dollars, to the said G. Grovenor
and his heirs and assigns, to make and convey unto them or
them all further right or title which shall or may be award-
ed or conveyed to us by any authority, or by any person or persons,
whomsoever.

In Witness Whereof we have hereunto set our hands
and seals this Thirty first day of October A.D. 1854.

Signed Sealed and delivered }
in presence of }

Shaler W. Eldridge
Edwin S. Eldridge
Thos B. Eldridge

Territory of Kansas }
Douglas County } ss

(cc)