

Know all men by these presents: That I, William N. Baldwin, of the City of Lawrence, Territory of Kansas for and in consideration of the sum of one hundred dollars, to me in hand paid, by Jonathan Oldham & William H. Hixon 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 Oldham and Hixon and to their 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 aforesaid to wit, Lot number Sixty one (61) on New Jersey Street To have and to hold the above described premises, with the privileges and appurtenances thereto belonging, unto the said Oldham and Hixon their heirs and assigns forever.

And I the said William N. Baldwin for myself and my heirs, executors and administrators, do covenant with the said Oldham & Hixon their 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 Oldham and Hixon their 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 William N. Baldwin, my heirs, executors and administrators, are held and firmly bound by these presents in the sum of Two Hundred dollars, to the said Oldham and Hixon their heirs and assigns, to make and convey unto them all further right or title which shall or may be reserved 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 fourteenth day of December A.D. 1859.

Signed, sealed and delivered in presence of

E. D. Ladd

Wm. N. Baldwin

Territory of Kansas } ss
Douglas County }

On the fourteenth