

Know all men by these presents, That I William H. R. Lykins and Cornelia V. his wife of the town of Lawrence Territory of Kansas for and in consideration of the sum of one hundred dollars, to them in hand paid by Henry P. Grover of the town and Territory aforesaid 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 Henry P. Grover 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 the town of Lawrence aforesaid to wit. Lot number one hundred and three (103) on New Hampshire St. To have and to hold, the above described premises, with the privileges and appurtenances thereto belonging unto the said Henry P. Grover his heirs and assigns forever. And I the said William H. R. Lykins for myself and my heirs, executors and administrators, do covenant with the said Henry P. Grover 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 Henry P. Grover 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 William H. R. Lykins my heirs, executors and administrators, are held and firmly bound by these presents in the sum of Two Hundred dollars, to the said Henry P. Grover his heirs and assigns to make and convey unto him or them all further right or title which I shall or may be awarded or conveyed to me by any authority, or by any person or persons, by virtue of a title to the town site of Lawrence aforesaid issuing from the general land office.

In Witness Whereof we have hereunto set our hands and seals this twenty seventh day of December A.D. 1859.

Signed Sealed and delivered
in presence of
Josiah Miller

William H. R. Lykins [Seal]
Cornelia V. Lykins [Seal]

Territory of Kansas }
Douglas County } ss

On this 27th day of December A.D. 1859, before me Judge of the Probate Court in and for said County, came William H. R. Lykins and to Cornelia V. Lykins