

Know all men by these presents That H. A. Hancock of Douglas County Territory of Kansas for and in consideration of the sum of one Hundred Dollars to him in hand paid by Benj W. Dyer of Randolph Orange Co. Vermont 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 Benj W. Dyer and to his heirs and assigns forever all his right title estate interest claim and demand in possession of or expectancy of in and to the following described land situated in the city of Lawrence Douglas County Kansas Territory to wit Lot number one hundred eighteen (118) Rhode Island Street in the city of Lawrence according to a survey made by A. D. Seal a plot of which is on file at the Land Office at Leominster.

To Have and To Hold the above described premises with the privileges and appurtenances thereto belonging unto the said Benj W. Dyer his heirs and assigns forever.

And I the said H. A. Hancock for myself and heirs executors and administrators do covenant with the said Benj W. Dyer 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 Benj W. Dyer 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 H. A. Hancock my heirs executors and administrators are held and firmly bound by these presents in the sum of three Hundred dollars to the said Benj W. Dyer 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 day of A.D. 18 H. A. Hancock,