

possession or expectancy of, in and to the following described, land situated in the City of Lawrence aforesaid to wit, the North half of Lot number fifty two. (52) on New Hampshire Street To have and to hold the above described premises with the privileges and appurtenances there to belonging unto the said Henry Fritzell his heirs and assigns forever.

And to the said William Ritter for myself and my heirs, executors and administrators, do covenant with the said Henry Fritzell 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 Fritzell his heirs and assigns forever against the lawful claims and demands of all person claiming by, through, or under me, but against none other. And to the said William Ritter my heirs, executors and administrators, are held and firmly bound by these presents in the sum of Three Hundred dollars, to the said Henry Fritzell 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, by virtue of a title to the Town Site of Lawrence aforesaid issuing from the general Land Office,

In Witness Whereof I have hereunto set my hand and seal this fifteenth day of February A.D. 1860.

Signed sealed and delivered

William Ritter,

in presence

Territory of Kansas }
Douglas County } ss

On this fifteenth day of February A.D. 1860. before me, a Justice of the Peace in and for said County, came William Ritter to me personally known to be the identical person described in and who executed the above conveyance as grantor and acknowledged the same to be his own free act and deed.

E. D. Ladd J. P.

Recd for record Feb 16, 1860, 11 A.M.