

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 Atherton his heirs and assigns forever, against the lawful claims and demands of all persons by, through, or under me but against none other.

And the said Simmons, my heirs, executors and administrators, are held and firmly bound by these presents, in the sum of four hundred dollars, to the said Atherton his heirs and assigns forever, against the lawful claims and demands, 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 twenty third day of February A. D. 1858.

Thomas J. Simmons (seal)

Signed sealed and
delivered in presence of
E. D. Ladd

Territory of Kansas }
Douglas County } ss

On this twenty third day of February A. D. 1858 before me personally came Thomas J. Simmons to me well known and acknowledged the above conveyance signed by him to be his free act and deed.

E. D. Ladd,
Justice of the Peace.

Filed for record March 3, 1860 at 10. am.