

Know all men by these presents, That I John H. Muzzy of the City of Lawrence, Territory of Kansas, for and in consideration of the sum of two Hundred dollars to me in hand paid by Francis A. Bailey of Lawrence, Douglas County 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 Francis A. Bailey and to his 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 No Sixty on Connecticut Street To have and to hold the above described premises, with the privileges and appurtenances thereto belonging, unto the said Francis A. Bailey and his heirs and assigns forever.

And I the said John H. Muzzy for me and my heirs, executors and administrators do covenant with the said Francis A. Bailey 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 Francis A. Bailey 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 John H. Muzzy my heirs, executors, and administrators, are held and firmly bound by these presents in the sum of four hundred dollars, to the said Francis A. Bailey and to 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.

On Witness Whereof I have hereunto set my hand and Seal this third day of February A. D. 1859.

Signed, sealed and delivered }
in presence of }
Amos Bissell }

John H. Muzzy [Seal]

Territory of Kansas }
Douglas County } 33

On the fifth day