

Know all men by these presents, That Francis
 A. Bailey 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 John H. Muzzy 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 John H. Muzzy 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, sit-
 uated in the City of Lawrence Lot No Fifty two New York
 Street To have and to hold the above described prem-
 ises, with the privileges and appurtenances thereto belonging
 unto the said John H. Muzzy and his heirs and assigns
 forever, And I the said Francis A. Bailey for me and
 my heirs, executors and administrators, do covenant with
 the said John H. Muzzy 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 John H. Muzzy 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 Francis A. Bailey my heirs, executors,
 and administrators, are held and firmly bound by
 these presents in the sum of few hundred dollars, to
 the said John H. Muzzy 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 third day of February A. D. 1859.
 F. A. Bailey [seal]
 Signed, sealed & delivered in presence of
 Miss Bissell }