

Territory of Kansas }
 Douglas County } ss

On the Seventh day of March
 A.D. 1860 before me personally came P. A. Bailey
 to me well known to be the person described in
 and who signed the above conveyance as a party thereto
 and acknowledged the same to be his free act and deed
 E. T. Ladd
 J. P.

Read for record March 7. 1860 at 2 P.M.

Know all men by these presents, That Augusta M. Eldridge
 of Lawrence Douglas County Kansas Territory in considera-
 tion of One thousand dollars paid by John Hutchinson of
 Minneapolis of the State of Minnesota (the receipt whereof is
 hereby acknowledged) do hereby give, grant, bargain, sell
 and quit claim and convey to the said John Hutchin-
 son heirs and assigns, a certain tract or parcel of land
 situated in the town of Lawrence in the Territory of Kansas
 and described as follows to wit, an undivided half of lot
 number twenty eight (28) on Massachusetts with all
 the privileges and appurtenances thereto belonging. To have
 and to hold the said premises to the said John Hutchin-
 son his heirs and assigns, in fee simple, forever Provided
 always, and these presents are upon this condition, that
 if the said Augusta M. Eldridge her heirs, executors admin-
 istrators, or assigns shall pay to said John Hutchinson his executors
 administrators, or assigns the sum of two hundred dollars (\$200.00)
 on the first day of May A.D. 1860 and the further sum
 of four hundred dollars (\$400.00) on the first day of July
 A.D. 1860 and the further sum of seventy five dollars
 (\$75.00) on the tenth day of September A.D. 1860 according
 to the tenor and effect of three several promissory notes
 this day given by the said Augusta M. Eldridge to the
 said John Hutchinson then these presents and the estate
 hereby granted, shall cease and be void otherwise to remain
 (over)

Attest E. T. Ladd, J. P.
 I, William Hutchinson, Attorney in fact for John Hutchinson, do hereby acknowledge and certify that the above is a true and correct copy of the original as the same appears in the original book of records in the office of the County Clerk of Douglas County, Kansas Territory, and the date of recording is the 7th day of March, 1860.