

executors, and administrators do covenant with the said William H. R. Lykins, 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 William H. R. Lykins 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 Thomas J. Simmons my heirs executors and administrators are held and firmly bound by these presents in the sum of four hundred dollars to the said Lykins 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. In witness whereof I have hereunto set my hand and seal this day of July A. D. 1859

Signed sealed and delivered

Thomas J. Simmons *Esq*

in presence of

N. R. Simmons *Esq*

James C. Horton.

Territory of Kansas Douglas County ss

On the eighteenth day of July A. D. 1859 before me personally came Thomas J. Simmons and Nancy his wife to me well known to be the persons described in and who signed the above conveyance as parties thereto and acknowledged the same to be their free act and deed. Also the said Nancy Simmons being by me first made acquainted with the contents of said instrument upon an examination apart from her said husband acknowledged that she executed the same and relinquished her dower in the real estate therein mentioned freely and without compulsion or under influence of her said husband

*Esq*

James C. Horton

Register of deeds.