

Know all men by these presents; That I
 Charles J. Lovejoy and Sarah Lovejoy of
 Palmyra, Douglas County Territory of Kansas
 for and in consideration of the sum of Three hun-
 dred dollars, to us in hand paid by Charles H.
 Lovejoy of Palmyra Douglas County Kansas the
 receipt whereof is hereby acknowledged, have bargained
 sold and quit claimed, and by these presents do bar-
 gain, sell and quit claim unto the said Charles
 H. Lovejoy and to his heirs and assigns forever all
 our right, title, estate, interest, claim and demand,
 in possession or expectancy of, in and to the follow-
 ing described land, situated in Lawrence city of said
 Territory; one lot number (54) fifty four Vermont
 Street as shown on the plat of H. D. Earl to have
 and to hold the above described premises, with the privileges
 and appurtenances thereto belonging unto the said Charles
 H. Lovejoy his heirs and assigns forever. And we the said
 Charles J. Lovejoy and Sarah Lovejoy for our-
 selves and our heirs, executors and administrators, do
 covenant with the said Charles H. Lovejoy his heirs
 and assigns, that the said premises are free from all encum-
 brances made or suffered by us, that we have full
 right and power to sell, convey and quit claim the
 same, and that we shall and will Warrant and
 defend the same unto the said Charles H.
 Lovejoy his heirs and assigns forever against the law-
 ful claims and demands of all persons claiming by, through
 or under us but against none other. And we the said
 Charles J. Lovejoy and Sarah Lovejoy our heirs, executors
 and administrators, are held and firmly bound by these
 presents in the sum of three hundred dollars, to the said
 Charles H. Lovejoy 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 us by any authority, or by any person or persons, by