

Know all men by these presents, That I Arthur Grunther of Lawrence Territory of Kansas, for and in consideration of the sum of eighty five dollars, to me in hand paid by Lucien Wallace of Lawrence K.T. 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 Lucien Wallace 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 Lawrence K.T. aforesaid, to wit Lot No Two hundred and five (205), Mississippi Street as Surveyed by A.D. Seal (To Have and to hold the above described premises with the privileges and appurtenances thereto belonging, unto the said Lucien Wallace his heirs and assigns forever. And I the said Arthur Grunther for myself and my heirs, executors and administrators do covenant with the said Lucien Wallace 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 Lucien Wallace 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 Arthur Grunther, my heirs, executors and administrators, are held and firmly bound by these presents, in the sum of two hundred (\$200) dollars, to the said Lucien Wallace 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 13th day of April A.D. 1860.

Arthur Grunther

Signed, sealed and delivered

in presence of

A. N. Blackledge

J. B. Poole

Territory of Kansas } ss
Douglas County }

(over)