

described premises, with the privileges and appurtenances thereto belonging, unto the said James Roberts - his heirs and assigns forever. And we the said Charles F. Garrett forever and to his heirs, executors and administrators, do covenant with the said James Roberts his heirs and assigns that the said premises are free from all encumbrances made or suffered by -; that we have full right and power to sell convey and quitclaim the same, and that we shall and will warrant and defend the same unto the said Roberts his heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under him but against none other. And we the said Charles F. Garrett his heirs executors and administrators, are held and firmly bound by these presents, in the sum of \$50 dollars, to the said James Roberts 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 him by any authority or by any person or persons whatsoever.

In Witness Whereof I have hereunto set my hand and seal this 27th day of April A.D. 1860.
 Signed, sealed and delivered in presence of }
 G. A. Reynolds }

Territory of Kansas } ss
 County }

On the 30th day of April A.D. 1860, before me personally came C. F. Garrett to me well known to be the person described in and who signed the above conveyance as part thereto, and acknowledged the same to be his free act and deed.

G. A. Reynolds,
 Notary Public.

(Seal)

Filed for record April 30, 1860, C.F.M.