

Know all men by these presents; That I Robert Beaton of the City of Lawrence Territory of Kansas for and in consideration of the sum of fifty dollars to me in hand paid by James Day of the City and Territory aforesaid 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 James Day 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 the City of Lawrence aforesaid to wit Lot number one hundred and sixty two (162) on Rhode Island Street to have and to hold the above described premises with the privileges and appurtenances thereto belonging unto the said James Day heirs and assigns forever. And I the said Robert Beaton for myself and my heirs executors and administrators do covenant with the said James Day 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 James Day 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 Robert Beaton my heirs executors and