

Territory of Kansas 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 Richard
 G. Wait 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 County of Douglas, Territory of
 Kansas to wit, South half of lot numbered forty nine
 (49) on Massachusetts Street being the same previ-
 us conveyed to me by John L. Bronson's wife by
 deed dated April 4th A. D. 1860, To have and
 to hold the above described premises with the
 privileges and appurtenances thereto belonging
 unto the said Wait his heirs and assigns forever.
 And I the said Susan R. Lane for myself
 and my heirs, executors and administrators, do
 covenant with the said Wait 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 Wait 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 Susan R. Lane
 my heirs, executors and administrators are held and
 firmly bound by these presents in the sum of one hun-
 dred dollars, to the said Wait 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 author-
 ity or by any person or persons, by virtue of a
 title to the town site of Lawrence aforesaid