

Know all men by these presents: That I
 Briton W. Woodward of the City of Lawrence, Territory of
 Kansas, for and in consideration of the sum of two hundred
 dollars, to me in hand paid by Mistress Phebe Ann Kemp-
 hill of Delaware County Pennsylvania 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 Phebe Ann Kemp hill and to
 her 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. One undivided one
 half of Lot Number Eighty one (81) New Hampshire
 St. St. Lawrence and to hold the above described premises, with
 the privileges and appurtenances thereto belonging, unto
 the said Phebe A. Kemp hill, her heirs and assigns
 forever. And I the said B. W. Woodward for myself
 and my heirs, executors and administrators, do covenant
 with the said P. A. Kemp hill her 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 P. A. Kemp hill, her
 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 B. W.
 Woodward, my heirs, executors and adminis-
 trators, are held and firmly bound by these pres-
 ents, in the sum of four hundred dollars, to the
 said P. A. Kemp hill her heirs and assigns, to make
 and convey unto her 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