

Know all men by these presents that I
 Josiah Miller of Lawrence Douglas County Territory
 of Kansas for and in consideration of the sum of
 One hundred Dollars to me in hand paid by
 S. O. Thacher of the same place 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 S. O. Thacher
 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 fol-
 lowing described land situated in the City of
 Lawrence County of Douglas & Territory of Kansas
 to wit: Lot number forty five (45) on Tennessee Street
 in said City. To have and to hold the above de-
 scribed premises with the privileges and appur-
 tenances thereto belonging unto the said S.
 O. Thacher his heirs and assigns forever. And
 I the said Josiah Miller for myself and my
 heirs, executors and administrators do covenant
 with the said S. O. Thacher his heirs and assigns
 that the said premises are free from all en-
 cumbrances 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 S. O. Thacher 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 Josiah
 Miller my heirs executors and administrators
 are held and firmly bound by these presents
 in the sum of Three hundred dollars to the
 said S. O. Thacher his heirs and assigns to make
 and convey unto him or them all further right
 a title which shall or may be awarded or conveyed
 to me by any authority or by any person or persons