

(forward) that the said premises are free from all encumbrances made or suffered by us; 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 J. S. Dipsman his heirs and assigns forever against the lawful claims and demands of all persons claiming by through or under us but against none other. And we the said Gurdon Grovenor and Ellen M. Grovenor our heirs, executors and administrators are held and firmly bound by these presents in the sum of Five Hundred and Ten Dollars to the said J. S. Dipsman his heirs and assigns, to make and come unto him or them all further right or title which shall or may be awarded or conveyed to us by any authority or by any person or persons by virtue of a title to the townsite of Lawrence aforesaid issuing from the general Land Office. In Witness Whereof, we have hereunto set our hands and seals this Nineteenth day of November A.D. 1860

Gurdon Grovenor
 Ellen M. Grovenor

Signed, Sealed and
 Delivered in presence
 of Charles Willemssen

Territory of Kansas

Douglas County

On this 19th day of November A.D. 1860 before me a Notary Public in and for said County came Gurdon Grovenor and Ellen M. Grovenor his wife, to me well known to be the identical persons described in and who executed the above conveyance as grantors and acknowledged the same to be their own free act and deed. She, the said Ellen M. Grovenor being by me first made acquainted with the contents of said instrument upon an examination apart from her said husband acknowledged that she executed the same and relinquished her dower in the real estate therein mentioned freely and without compulsion or undue influence of her said husband

Seal

Charles Willemssen
 Notary Public
 Douglas Co. K. T.

Read for record Nov. 27th A.D. 1860

(at 11/40 o'clock A.M.)