

executors and administrators, do covenant with the said Augusta M. Eldridge 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 Augusta M. Eldridge, 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 thus the said A. J. Winchell his heirs, executors and administrators are held and firmly bound by these presents in the sum of Three Thousand dollars, to the said Augusta M. Eldridge 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 set my hand and seal this twelfth day of December A. D. 1860

Signed, sealed and delivered in presence of

E. A. Smith

A. J. Winchell {SS}

Territory of Kansas }  
Douglas County } SS

On this twelfth day of December A. D. 1860 before me, Notary Public in and for said county, came A. J. Winchell well known to me to be the identical person described in and who executed the above conveyance as grantor and acknowledged the same to be his own free act and deed,

Read for record Dec 13

A. D. 1860 at 3 o'clock P. M.

E. A. Smith  
Notary Public.