

Rose Russell for ourselves and our heirs executors and administrators do covenant with the said Coe and his heirs and assigns, 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 Coe and his heirs and assigns forever, against the lawful claims of and demands of all persons claiming by through or under us but against none other. And then the said Sheldon C. Russell and Rose Russell and our heirs executors and administrators are held and firmly bound by these presents in the sum of Twenty Dollars to the said John M. Coe and 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 us 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 we have hereunto set our hands and seals this 25th day of February A.D. 1861

Signed Sealed and  
delivered in presence of  
E. D. Ladd

S. C. Russell  
Rose Russell

State of Kansas  
Douglas County

On this 28th day of February A. D. 1861 before me a Notary Public in and for said County came Sheldon C. Russell and Rose 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

E. D. Ladd  
Justice of the Peace