The United States of America,  
To all to whom these presents shall come, Greeting:

Whereas, In pursuance of the Act of Congress, approved July 2, 1862, entitled "An Act Donating Public Lands to the several States and Territories which may provide Colleges for the benefit of Agriculture and the Mechanic Arts," there has been deposited in the General Land Office, Survey No. 5955, for one quarter section of Land, in favor of the State of New York, duly assigned by the proper authority of the said State to John H. Rayburn,  

with evidence that the same has been located upon the South East quarter of Section Thirty-five, Township Twenty-Eight South, Range Fifteen East; Meridian Twelve, in the District of lands subject to sale at San Francisco, California containing One Hundred and sixty acres,  

according to the Official Plat of the Survey of the said Land returned to the General Land Office by the Surveyor General:

Know Ye. That there is therefore granted by the UNITED STATES unto the said John H. Rayburn, as assignee as aforesaid and to his heirs the tract of Land above described: To have and to hold the said tract of Land, with the appurtenances thereof, unto the said John H. Rayburn, as assignee, as aforesaid and to his heirs and assigns forever.  

In Testimony Whereof,  

[Signature]  

[Signature], President of the United States of America, have caused these Letters to be made Patent, and the Seal of the General Land Office to be hereunto affixed.  

Given under my hand, at the City of Washington, the forty-first day of November, in the year of our Lord one thousand eight hundred and seventy, and of the Independence of the United States the one hundred and fifty-first.  

By the President:  

[Signature], Secretary.  

[Signature], Recorder of the General Land Office.