

No. 2718

P. D. M.
P. L.
C. L.
C. D.
C. I.

Warranty Deed.

This Indenture, made this thirteenth day of February, 1907, between Newton Walker, a single man, of Muskogee, Indian Territory, as party of the first part, and W. M. Gidages and W. T. Stutchings, of Muskogee, Indian Territory, as parties of the second part,

Witnesseth, That the party of the first part, for and in consideration of the sum of six hundred (\$600.00) dollars to him in hand paid by said party of the second part, the receipt whereof is hereby acknowledged, has sold and by these presents do hereby give, grant, bargain, sell, convey and confirm unto the said parties of the second part, their heirs and assigns, in fee simple forever, that certain tract of land, situated in the Cherokee Nation, Indian Territory, described as the northwest quarter of the southeast quarter of the southwest quarter of section four in township twenty north and range thirteen east, together with all and singular the privileges, improvements, tenements, hereditaments and appurtenances therunto belonging or in any wise appertaining, with all the estate, title, and interest of said party of the first part therein; and the said party of the first part hereby covenants with the said party of the second part, that he is the lawful owner of the said land; that he is seized of a good and indefeasible estate of inheritance therein, and has a lawful right to sell and convey the same; that there are no liens or mortgages on said property of any kind or nature whatever; and the said party of the first part hereby covenants and agrees with said parties of the second part that he will and his heirs, executors and administrators shall forever warrant and defend the title to the said land against all lawful and equitable claims and demands whatsoever.

In witness whereof, The said party of the first part has hereunto set his hand and seal the day and year first herein written.

Indian Territory, Western District: S. S.

Newton Walker (seal)

Be It Remembered, That on this day, before me, D. W. Yancey, a duly commissioned and acting Notary Public within and for the Western District of Indian Territory, appeared in person, Newton Walker, to me personally known to be the person whose name appears in the foregoing instrument as the party grantor, and stated that he had executed the same for the consideration and purposes therein mentioned and set forth, and I hereby so certify; and I further ^{certify} that my commission as such Notary Public will expire on May 5, 1910.

In witness whereof, I have hereunto set my hand and affixed my official seal, in the Western District of Indian Territory, on this 13th day of February 1907.

(seal) Western Dist. Ind. Ter.

My commission expires May 5, 1910

D. W. Yancey, Notary Public
Western District, Ind. Ter.

Filed for Record Feb. 15, 1907 at 8 a.m.

Wm. S. Linton

Deputy U. S. Clerk and Co. Office Rec.