

COMPALED

No 3677

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

Annie Nivins et al

To

Warranty Deed.

William E. Habbell

This Indenture, made on this 15th day of November 1904, by and between Annie Nivins a married woman, and Richard Nivins her husband, parties of the first part, and William E. Habbell, party of the second part, all of the Cherokee Nation, Indian Territory.

Witnesseth: That parties of first part, in consideration of the payment to parties of the first part by party of the second part of Five hundred & Twenty five Dollars, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do grant, bargain, sell and convey to party of second part and his heirs, to have and to hold forever the following described lands located in the Cherokee Nation, Indian Territory, together with all improvements thereon and appurtenances thereto, to-wit: N.E. 1/4 of N.W. 1/4 and S.E. 1/4 S.E. 1/4 of N.E. 1/4 Sec. 10 Township 20 N. Range 13 East.

And the parties of the first part covenant with party of second part that the title to said lands, improvements, and appurtenances, they will warrant against the lawful claims of all persons, and parties of first part represent to party of the second part that they are recognized citizens of the Cherokee Nation and are on the roll of Cherokee freedmen as approved by the Secretary of the Interior, and that they are not of Indian blood or Indian descent, and have full right to convey said land, improvements, and appurtenances, and that the same has been duly allotted to Annie Nivins by the Commission to the Five Civilized Tribes.

Witness the hands of the parties this 15th day of November, 1904.

Witness, Jim Vann.

Annie Nivins.

Indian Territory,

Richard Nivins.

Western District.

On this 15th day of November 1904, before me M. D. L. Dowell, a Notary Public within and for the Northern District of the Indian Territory, personally appeared Richard Nivins to me well known as being one of the parties grantors in the foregoing instrument and stated that he executed the same for the consideration and purposes therein set forth and mentioned, and I do so certify.

Witness my hand and official seal on this the 15th day of November, 1904.

(seal) First Judicial Division, Ind. Ter.

M. D. L. Dowell, Notary Public.

My commission expires Oct 23rd 1905.