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This Indenture made and entered into this 16th day May 1907 by and between James E. Wells Sr. and Lucy J. Wells his wife, formerly of Broken Arrow T.T. but now of Marshall Saline Co., parties of the first part and C. C. Richards of Marshall Mo., party of the second part.

Witnesseth: that the said parties of the first part for and in consideration of the sum of Fourteen Hundred Fifty Dollars in hand paid, the receipt of which is hereby acknowledged do hereby grant, bargain, sell, convey and confirm unto the said party of the second part the following described real estate and premises situate in Broken Arrow Creek Nation and within the limits of the Indian Territory to wit: -

Lot number twenty-two, twenty-three and twenty-four in block number twenty situated in the town and nation aforesaid together with all the improvements thereon, and the appurtenances and immunities thereto belonging or in any wise appertaining and warrant the title to the same, except taxes for the year 1908 and thereafter.

And I, Lucy J. Wells wife of said James E. Wells Sr. for and in consideration of the said sum of money do hereby release and relinquish unto the said party of the second part all my right of dower and homestead in and to said lands.

To Have, and to Hold the said lands unto the said party of the second part his heirs executors administrators and assigns forever.

In Witness Whereof The said parties of the first part have hereunto set their hands and seals the day and year first above written.

State of Missouri { ss: James E. Wells - (seal)
County of Saline { Lucy J. Wells (seal)
Be it remembered that on this day personally appeared