

5065
Contract

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

Know all men by these Presents that this agreement made and entered into on this 10th day of July, 1907 by and between W.A. Chase of Nowata I.T., part of the first part, and Eddie Martin of Keystone I.T., party of the second part

Witnesseth: that the second party has this day sold and contracted to the first part a certain tract of land described as follows to wit:

The N. ² of N W ⁴ of S W ⁴ and Lot Three Less 5.09 acres occupied as right of way by the St Louis and San Francisco Railroad and also less 2-¹/₂ acres in the northwest corner of said Lot and described as follows. Beginning at the meander corner of on the south bank of the Arkansas River and running south on line between sections Ten and eleven a sufficient distance to include two, and one half acres by turning a right to the east to the west bank of the Arkansas River so as to include 2-¹/₂ acres Sec 11, township 19 N. Range 12 E.

And has on this day executed a general warranty deed for said tract of land. The first party has agreed to pay for said tract of land the sum of Four Thousand Dollars to be paid as follows to wit: One Hundred Fifty Dollars in hand paid and one hundred dollars to be paid within sixty days from the date hereof and \$750⁰⁰ to be paid as soon as first party shall acquire title to said lands.

It is further stipulated and understood and agreed by the parties hereto that in case title to said lands should not be acquired by the said W.A. Chase then in that event the second party is not bound by his warranty of title in said deed executed on this day.

W.A. Chase
I M. B. Shultz of Tulsa I.T. do hereby for and in consideration of the sum of One Dollar to me in hand paid, and for other good and valuable considerations, do hereby covenant with the said Eddie Martin that I will guarantee the payment of any and all monies due on the above and within contract to the said Eddie Martin and in case of W.A. Chase should neglect or refuse to pay such sums of money due, then I hereby covenant to make payment of said sums on demand.
In witness whereof I hereunto set my hand and seal this 10th day of July 1907
Filed for record Aug 24 "1907 at 2²² P.M. Deputy Recorder M. B. Shultz