

Know all Men by These Presents:

THAT We, John S. Nichols, and Lucy A. Nichols, his wife,
of the town of Tulsa, Ind. Ter. for and in consideration

of the sum of Four Thousand DOLLARS (4000.00)

to us in hand paid by C. J. Sawyer

the receipt whereof is hereby duly acknowledged, have granted, bargained and sold, and do by these presents grant, bargain, sell and convey unto the said

and unto his heirs and assigns, executors and administrators forever, the following described Real Estate, situated, lying and being in

Western District, Indian Territory

DESCRIPTION.

The southerly 35 feet of lot 3 and the northerly 7 feet of lot 4 in block one hundred seventeen (117) in the town of Tulsa, Ind. Ter. according to the official survey and plat thereof.

With all the privileges, appurtenances and improvements thereon situate, appertaining and thereunto belonging.

TO HAVE AND TO HOLD The same unto the said C. J. Sawyer

his heirs and assigns, executors or administrators forever. And the said

for themselves John S. Nichols and Lucy A. Nichols his wife heirs, executors and administrators, do covenant with the said

his heirs and assigns, executors, or administrators; that we are hereby lawfully seized in fee simple of the afore-granted premises;

that they are free from all incumbrances EXCEPT

that they have a good and lawful right to sell and convey the same as herein done; that we will, and our heirs, executors and administrators shall

Forever Warrant and Defend the Title to the same to the quiet enjoyment of said

his heirs and assigns, executors or administrators, against all lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, We hereunto set our hands, this 13th day of March 1907

John S. Nichols
Lucy A. Nichols

Seal
Seal
Seal
Seal

UNITED STATES OF AMERICA,
WESTERN JUDICIAL DISTRICT,
INDIAN TERRITORY.

ACKNOWLEDGMENT.

On this 14 day of March A. D. 1907, before Samuel P. McBriney
a Notary Public within and for the above Western District duly commissioned and acting appeared in person

John S. Nichols and

to me personally well known as the person whose name appear upon he within and foregoing deed of conveyance as the part grantor and stated to me that he had executed the same for the consideration and purposes therein mentioned and set forth as his free voluntary act and deed, and I do hereby so certify.

And I further certify that on the same day voluntarily appeared before me, Lucy A. Nichols wife of the said John S. Nichols the grantor herein, to me well and personally known as the person who joined the said John S. Nichols in making this conveyance, and in the absence of her said husband stated and declared to me that she had of her own free will joined in the execution of the same, and had signed and sealed the relinquishment of Dower and Homestead therein expressed for the purpose and consideration therein contained and set forth, without compulsion or undue influence of her said husband.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal of office as such Notary Public at the town of Tulsa, Ind. Ter.

the day and year last above written.
(SEAL.) Tulsa, Ind. Ter. My commission expires June 11 A. D. 1910

Samuel P. McBriney

Notary Public.

Filed for record March 20 1907, at 4:30 o'clock P. M.

Olto Sadon

Deputy Clerk and Ex-officio Recorder.

And I, Lucy A. Nichols, wife of John S. Nichols the grantor herein, do hereby join in this conveyance, and for the cause mentioned above, do convey, release, relinquish and guarantee forever, all my right, claim and possibility of Dower and Homestead in and to said property.