

P.D. 113
P.L. 113
C.L. 113
C.D. 113
C.I. 113

P. T. Price and Wife

&

Kansas City Improvement Co.

Know all men by these presents, that P. T. Price and Minnie Price of Dallas, Indian Territory have
often agreed to assign of the first part, in consideration of the sum of Three Thousand Dollars in hand
paid by the Kansas City Improvement Company (a Missouri corporation), hereinafter referred to as party of
the second part, the receipt whereof is hereby acknowledged, first party has granted, conveyed, sold and
conveyed, and by these presents does hereby grant, bargain, sell and convey unto the said The Kansas
City Improvement Company (a Missouri corporation), its successors and assigns, the following
described premises situated in the Town of Dallas, within District and on Territory, to wit:
All of Lot Twenty-two (22) and six (6) inches off of the south side of Lot Twenty-three (23)
in Block Eighty-nine (89)
According to the Official Plat and survey thereof approved by the Secretary of the Interior of
the United States.

to have and to hold, the premises above described, with the appurtenances thereto belonging,
to the said The Kansas City Improvement Company (a Missouri corporation), its successors and
assigns forever. And the said party of the first part covenants with the said party of the second part
that they and lawfully assigns in fee of said premises above described and that they are free from
all incumbrances, that he has good right to sell and convey the same, and that they will, and
their heirs, executors, administrators and assigns, shall forever warrant and defend the title to said
real estate against all lawful claims and demands whatever.

And said Minnie Price wife of said P. T. Price for and in consideration of said sum of money,
hereby received and paid to said party of the second part, and relinquished unto said party of the second part, its
successors and assigns, all her right, claim and privilege of dower and homestead in or to said
real estate forever.

The foregoing conveyance is on condition that whereas said party of the first part is hereby made the
to the said party of the second part in the sum of Three Thousand Dollars for money received to the party
of the first part, by the party of the second part, evidenced by a certain promissory note of even date herewith,
with interest thereon from date at the rate of seven per cent per annum, payable annually, on the first day
of July and - in each year in accordance with the coupon that is attached.

Now if said party of the first part shall pay in accordance to the said note and the interest thereon according
to the time and effect thereof, and do and perform each and every covenant and agreement contained therein then this
instrument shall be null and void, otherwise to be a lien in full force and effect.

It is expressly mutually stipulated and agreed as follows:
First. In case of default of payment of any sum herein covenanted to be paid, or in default of the performance
of any covenant contained, the said first party agrees to pay the said second party with assigns interest at the
rate of eight per cent per annum, computed semi-annually, on each principal note from the date thereof to the time
when the money shall be actually paid. Any payments made on account of interest shall be credited in said
computation so that the total amount shall be, and not exceed, the legal rate of eight per cent.

Second. The first party agrees to pay off taxes and assessments and interest thereon and all other taxes, also all liens,