



W. F. Phillips and Wife.

To

Warranty deed with relinquishment of dower and homestead.

Robert L. Grayson, et al.

This Indenture, made this 10th day of September A.D. 1906, between W. F. Phillips and his wife Minnie W. Phillips of the city of Tulsa, in the Western District of the Indian Territory, parties of the first part, and Robert L. Grayson, Walter Grayson, and Leoline Simpson of Tulsa, D. I. parties of the second part.

Witnesseth, that whereas the said parties of the first part, for and in consideration of the sum of nine hundred (\$900.00) Dollars to said W. F. Phillips and Minnie W. Phillips in hand paid, by and Robert L. Grayson, Walter Grayson and Leoline Simpson the receipt whereof is hereby duly acknowledged, have sold, and by these presents do hereby give, grant, bargain, sell, convey and confirm unto the said parties of the second part, their heirs and assigns, in fee simple, forever, all that tract or parcel of land, situated in the town of Tulsa in the Creek Nation, Western District of the Indian Territory according to the United States survey and official plat thereof as made by the Creek Touriste Commission, and approved by the Secretary of the Interior of the United States, bound and described as follows, to-wit:

Beginning fifty feet South from the North West corner of Lot seven (7) Block fifty eight (58) thence running South Twenty five (25) feet, thence East one hundred and forty (140) ft, thence North Twenty five (25) feet, thence West one hundred forty (140) feet to the place of beginning, the same being the North half of the South fifty (50) feet of Lot No. seven (7) in Block No. fifty eight (58) in City of Tulsa, Ind. Ter. according to Govt. survey thereof.

Together with all and singular the privileges, improvements, tenements, hereditaments, and appurtenances thereto belonging, in anywise appertaining, in all the estate, title and interest of said parties of the first part, therein.

The said parties grantor, hereby covenant with the said parties grantees, that they are the lawful owners of the said parcel or tract of land; that the title thereof is in them; that they are seized of a good and indefeasible estate of inheritance therein, and have a lawful right to sell and convey the same; that there are no liens or mortgages on said property of any kind or nature whatsoever.

And the said parties of the first part hereby covenant and agree with the said parties of the second part, that they will, and their heirs, executors and administrators shall, forever warrant and defend the title to the said lands against all lawful and equitable claims and demands whatsoever.

And I, Minnie W. Phillips wife of the said W. F. Phillips, for and in consideration of the said sum of money, and for love and other good and valuable considerations, do hereby release, relinquish and quit claim unto the said parties of the second part, their heirs and assigns, all my rights, claim or dower, and my homestead or priority of dower or homestead, in and to the aforesaid premises.

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

W. F. Phillips (Seal)

Minnie W. Phillips (Seal)

Acknowledgment.

United States of America, Indian Territory, Western District, ss.

Be It Reminded, That on this day came before me, the undersigned, a Notary Public, within and for the Western District of Indian Territory aforesaid, duly commissioned and acting as such, W. F. Phillips