

No. 5957.

COMPARED

## Warranty Deed.

Know all men by these Presents; That we John C. Mitchell and Alice M. Mitchell, his wife, for and in consideration of the sum of Eighty-four Hundred Dollars (\$8400.00) in hand paid by the Ratcliff-Sanders Grocery Company, the receipt whereof is hereby acknowledged do hereby grant, bargain, sell and convey unto the said Ratcliff-Sanders Grocery Company and unto their heirs and assigns forever, the following lands lying in the Creek nation, Western District of the Indian Territory, to-wit; all of Lots two (2) and three (3) and that part of Lot no. one (1) in Block no. seventy-five (75) in the original town of Tulsa, Indian Territory, that is described as follows: Beginning at a point 3-110 feet north of the southeast corner of said Lot One (1) and running in a westerly direction on a diagonal line to a point Eleven (11) feet north of the south line of Lot no. One (1) and Fifty (50) feet from the west line of said Lot no. One (1), thence running in a southerly direction on a line parallel with the west line of said Lot no. One (1), a distance of One (1) foot, thence running in a westerly direction a distance of Fifty (50) feet to the alley line through said Block no. seventy-five (75), thence running along said alley line a distance of Ten (10) feet to the southwest corner of said Lot no. One (1), thence running in a northerly direction along the east line of said Lot a distance of 3-110 feet to the place of beginning, the above being a piece of ground having a frontage of 123-110 feet on South Elm Avenue, a frontage of 140 feet on East First Street and a frontage of 130 feet on the alley through said block, all being in Block no. seventy-five (75) in the original town of Tulsa, Indian Territory, according to the official Plat and Survey thereof.

To Have and to hold The same unto the said Ratcliff-Sanders Grocery Company, and unto their heirs and assigns forever, with all appurtenances thereto belonging.

And hereby covenant with said Ratcliff-Sanders Grocery Company, that we will forever warrant and defend the title of said land against all claims whatever, except paying taxes.

And I, Alice M. Mitchell wife of the said John C. Mitchell for and in consideration of the said sum of money, do hereby release and relinquish unto the said Ratcliff-Sanders Grocery Company all my rights of dower and homestead in and to the said lands.

\* thence running in an easterly direction a distance of one hundred and forty (140) feet along said Lot line to the southeast corner of said Lot no. One (1).