

12.30

Warranty Deed

This Indenture made on the 5th day of September A.D. One thousand Nine Hundred and seven between Perry Rook and Lillie R. Rook of the town of Meria in the County of Miller State of Missouri parties of the first part and J.P. Carroll of the town of Tulsa in the County of State of Oklahoma party of the second part Witnesseth that the said parties of the first part in consideration of the sum of Three Hundred and Fifty Dollars to them paid by the said party of the second part the receipt of which is hereby acknowledged do by these presents Grant Bargain and sell convey and Confirm unto the said party of the second part his heirs and assigns the following described Lots, Tracts or Parcels of land lying being and situate in the County of Creek Nation and State of Oklahoma to wit: Lot numbered one (1), two (2) and three (3) in Block numbered one in the Oaklawn addition to the City of Tulsa according to the recorded plat thereof.

To Have and To Hold the premises aforesaid with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said party of the second part and unto his heirs and assigns forever, the said Perry Rook and Lillie R. Rook hereby covenanting that they are lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear of any incumbrance done or suffered by them, or those under whom they claim, and that they will warrant and defend the title to said premises unto the said party of the second part unto his heirs and assigns forever against the lawful claims and demands of all persons whomsoever. In Witness whereof the said parties of the first part have hereunto set their hands the day first above written.

Witness my hand and seal at my office in the County of Miller State of Missouri this 5th day of September 1907 before me personally appeared J.P. Carroll who being duly sworn depose and say that he is a Justice of the Peace in and for the County of Creek Nation State of Oklahoma and that he is qualified to administer oaths and that he knows the said parties of the first part and that they are the persons whose names are subscribed to the foregoing instrument and that they are of legal age and sound mind and that they executed the foregoing instrument for the purposes and consideration therein expressed.

Perry Rook
Lillie R. Rook