

# WARRANTY DEED

THIS INDENTURE, by and between the UNION TRUST COMPANY, Trustee, (an Indian Territory corporation) of <sup>Oklahoma</sup> Tulsa, Indian Territory, party of the first part, and Lydia B. Ballard party of the second part.

WITNESSETH, THAT, for and in consideration of the sum of One Hundred 7.00

Dollars. (\$ 100.00), to it in hand paid, receipt whereof is hereby acknowledged,

the party of the first part has this day bargained and sold, and does by these presents grant, bargain, sell and convey, unto the party of the second part, the following described real estate situated in the <sup>Oklahoma, formerly Western</sup> ~~Tulsa County~~ District of Indian Territory,

to-wit:

Lot sixteen (16) seventeen (17) and eighteen (18) in Block twenty-four (24) of Dawson, Oklahoma, as per recorded amended plat thereof

together with all the tenements and hereditaments hereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same unto the party of the second part, her heirs and assigns forever.

And the party of the first part hereby covenants to and with the party of the second part that it, and its successors and assigns, will forever warrant and defend the title to the aforegranted premises in and to the party of the second part, and her heirs and assigns, against the lawful claims of all parties whomsoever.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be executed in its behalf by its proper officers, and the seal of the corporation hereto affixed, by authority of its board of directors and by-laws, this 27th day of July, 1909

[CORPORATE SEAL]

UNION TRUST COMPANY, TRUSTEE,

Attest:

By J. M. M. & L. L. President.

H. B. Ashby Secretary.

INDIAN TERRITORY, } ss.  
WESTERN DISTRICT.

BE IT REMEMBERED, that on this date, before me, the undersigned, a Notary Public duly commissioned and acting within and for the Territory and District aforesaid, personally appeared \_\_\_\_\_ and \_\_\_\_\_ to me personally well known to be the \_\_\_\_\_ President and Secretary, respectively, of the Union Trust Company, a corporation, and to be the persons whose names are subscribed to the within instrument as such officers, and they, and each of them, acknowledged to me that they had executed said instrument and subscribed their names thereto on behalf of said corporation, as such \_\_\_\_\_ President and Secretary, as their free act and deed and as the free act and deed of said corporation, for the purposes and consideration therein mentioned and set forth, and that they executed said deed and affixed the corporate seal thereto, in behalf of said corporation, under the authority vested in them by said corporation.

WITNESS my hand and notarial seal, this \_\_\_\_\_ day of \_\_\_\_\_, 1909

[SEAL]

Notary Public.

My Commission expires \_\_\_\_\_

Filed for Record Dec 7 1909 at 8<sup>15</sup> o'clock a M.

H. B. Wadley Deputy Clerk U.S. Court and Ex-Officio Recorder.

Seal

State of Oklahoma, Tulsa County, ss. I, Notary Public, do hereby certify that the foregoing instrument was duly executed and acknowledged before me on the 27th day of July, 1909, by the Union Trust Company, a corporation organized under the laws of the State of Oklahoma, and by Lydia B. Ballard, its Secretary, and that the seal of said corporation was duly affixed to the same.