

COMPARER

7145

GENERAL WARRANTY DEED
WITH RELINQUISHMENT OF DOWER.THIS INDENTURE, Made and entered into this 26th day of October, 1907 one thousand nine hundred andby and between Walter Downing a single man
of Cherokee Nation, I. T. party of the first part, andRobert B. Beard
of Muskogee, I. T. part of the second part.

WITNESSETH, That the said part of the first part, for and in consideration of the sum of

Three Thousand DOLLARS, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, convey and confirm unto the said part of the second part the following described real estate and premises situated in the Muskogee or Creek Nation, and within the limits of the Indian Territory, to-wit:The Land West quarter (4) of the South east quarter (4) of Section Thirty four (34) Township Twenty three (23) north, Range Thirteen (13) East, containing 40 acres,

together with all the improvements thereon, and the appurtenances and immunities thereunto belonging or in anywise appertaining thereto.

To have and to hold the foregoing premises to the said Robert B. Beard and his heirs, assigns, in fee simple forever; and I the said Walter Downing for myself and my heirs, executors and administrators do covenant with the said Robert B. Beard and his heirs, successors and assigns, that I am lawfully seized in fee of the aforegrant- ed premises; that they are free from all incumbrances; that I have good right to sell and convey the same to saidRobert B. Beard as aforesaid; and that will and successors, heirs, executors and administrators shall warrant and defend the same to the saidand his heirs, successors and assigns, forever against the lawful claims and demands of all persons, whomeverAnd I, Walter Downing of Cherokee Nation, I. T. wife of said Walter Downing, for and in consideration of the said sum of money, do hereby re- lease and relinquish unto the said part of the second part all my right of dower and homestead in and to the said lands.IN WITNESS WHEREOF, the said part of the first part hereunto set my hand and seal of this 26th day ofOctober, 1907Witnesses: Walter Downing [SEAL]J. E. Johnson [SEAL]J. E. Bristow [SEAL]UNITED STATES OF AMERICA, }
INDIAN TERRITORY, } SS
WESTERN JUDICIAL DISTRICT }BE IT REMEMBERED, That on this day came before me, the undersigned, a Notary Public, within and for the Western Judicial District of the Indian Territory aforesaid, duly commissioned and acting as such Walter Downingto me personally well known as the person party grantor whose name appears in the within and foregoing deed of conveyance as one of the parties grantors, and stated that he had executed the same for the consid- eration and purposes therein mentioned and set forth, and I do hereby so certify.And I further certify that on the same day also voluntarily appeared before me the said Walter Downing wife of said Walter Downing to me well known to be the person whose name appears upon the within and fore- going deed, and in the absence of her said husband, declared that she had of her own free will, executed said deed, and signed and sealed the relinquish- ment of dower and homestead in the foregoing deed for the consideration and purposes therein contained and set forth, without compulsion or undue in- fluence of her said husband.Witness my hand and seal as such Notary Public, on this the 31st day of Oct. 1907[SEAL] J. J. Harrison Notary Public.My commission expires Jan. 1, 1910Filed for record Nov. 1 1907 at 8 o'clock A. M.W. L. Linton
Deputy U. S. Clerk and Ex-Officio Recorder.