

WARRANTY DEED

455

KNOW ALL MEN BY THESE PRESENTS:

That We Ada Sanders (Formerly Ada Shell)
and James Sanders, her husband, his wife
of Cherokee Nation, Indian Territory, for and in consideration of the sum of
Three Hundred Dollars to them paid by
R. B. Beard, and G. B. Carstarphen receipt of which is hereby acknowledged, do hereby grant, bargain, sell and
convey unto the said R. B. Beard and G. B. Carstarphen them heirs and assigns
forever, the following described lot or parcel of ground, lying and being situate in the Cherokee
Nation, of the Indian Territory, to-wit:

The North Half (1/2) of the South East Quarter (1/4) and the West Half
(1/2) of the South West Quarter (1/4) of the South East Quarter (1/4) all
in Section Seventeen (17) Township Twenty Three (23) North
Range Thirteen (13) East, containing one hundred acres

To have and to hold the same unto the said R. B. Beard and G. B. Carstarphen them
heirs and assigns forever, with all appurtenances thereunto belonging. And Ada Sanders and James Sanders
hereby covenants with the said R. B. Beard and G. B. Carstarphen that said lands are
free from incumbrances, that they will forever warrant and defend the title to said lands against all
lawful claims whatever.

And James Sanders husband wife of the said
Ada Sanders for and in consideration of said sum
of money, do hereby release unto the said R. B. Beard and G. B. Carstarphen all my right of
Curtesy and Homestead in and to said lands.

Witness our hand and seal S this 4th day of October 1907.
Ada Sanders (Seal)
James Sanders (Seal)
T. A. Foreman; (Seal)

ACKNOWLEDGMENT.

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

On this Fourth day of October 1907 before me, a Notary Public, within and for the
Western District of the Indian Territory, appeared in person Ada Sanders
to me personally well known as the person whose name is subscribed to the within and foregoing
deed of conveyance as one of the part ies grantor, and stated that she had executed the same for the con-
sideration and purposes therein mentioned and set forth and I hereby so certify.

And I further certify that on this day voluntarily appeared before me James Sanders
husband Ada Sanders to me well known to be the person
whose name appear upon the within and foregoing deed, and, in the absence of his said husband wife
declared that he had of his own free will signed the relinquishment of curtesy and homestead therein
expressed, for the purposes therein contained and set forth, without compulsion or undue influence of said husband wife
IN TESTIMONY WHEREOF, I have hereunto set my hand as such Notary Public and affixed my Notarial Seal
at Muskogee D. T. in said District and Territory, the date first above written.

(650) (SEAL) Western Dist. &c. B. H. Kaufman
Notary Public.

My commission expires the July 9th 1910 day at

Filed for Record Oct 8 1907 at 8 o'clock A M.

Ohio Lorton
Deputy Clerk and Ex-Officio Recorder.