Special Warranty Deed.

This instrument made, executed and delivered this 20th day of April, 1908 by and between Hulette F. Coby and Cora M. Coby, his wife of Tulsa, Oklahoma, parties of the first part and Jane Appleby party of the second part;

Witnesseth: That for and in consideration of the sum of one & no/100 dollars, the receipt whereof is hereby acknowledged, the first parties have granted, bargained, sold and conveyed, and by these presents do hereby grant, bargain, sell and convey unto the second party, her heirs and assigns, the following described real property lying and situate in the town of Skiatook, County of Tulsa, State of Oklahoma, to wit:

Lots seven (7) eight (8) nine (9) ten (10) eleven (11) and twelve (12) in block nine (9) as shown by the recorded plat thereof.

To have and to hold the same unto the said second party, her heirs and assigns forever.

And the said first parties hereby covenant and agree with the said second party that at the execution and delivery hereof the first parties are the owners of the above described premises free and clear of any incumbrances whatever, except as to taxes, assessments, etc., and will forever warrant and defend the title to the said real property in and to the second party, her heirs and assigns, against all claims or acts of the first parties and those of all persons claiming by, through or under them.

And I, Cora M. Coby, wife of the said Hulette F. Coby, do hereby release and relinquish unto