

P.M.
P.L.
C.L.
C.D.
C.I.

Madison Sanders, et al.

to

Warranty deed.

Frank J. Boudinot.

Know all men by these Presents, that We, Madison Sanders and Louisa Sanders, his wife, father and mother of Thomas Sanders, deceased, Cherokee Roll No. 14410, & his sole heirs of Sahlquah Cherokee Nation, Ind. Ter. for and in consideration of the sum of twenty five Hundred and no/100 (\$2,500.00) Dollars, in lawful money of the United States of America, to us paid by Frank J. Boudinot of Fort Gibson, Indian Territory, the receipt of which is hereby acknowledged, do grant, bargain, sell and convey unto the said Frank J. Boudinot, and unto his heirs, successors and assigns, all of that certain tract or parcel of Cherokee Indian Land, situated in the Cherokee Indian Nation, Indian Territory, described as follows, to-wit: the allotment of said Thomas Sanders, deceased, being the N/2 of SE/4 of Sec 5, Twp 20 N, Range 13 East 80 acres together with all and every improvements thereon and all privileges and appurtenances thereto belonging.

So Have and do hold the aforegranted premises to the said Frank J. Boudinot and to his heirs, successors and assigns forever; and I, the said Madison Sanders, for myself and my heirs, executors, administrators and assigns, do covenant with the said Frank J. Boudinot and his heirs, successors and assigns, that I am lawfully seized in fee of the aforegranted premises, that they are free from all incumbrances, that I have a good right to sell and convey the same to the said Frank J. Boudinot his heirs and assigns as aforesaid, and that I will, and my heirs, executors and administrators shall, warrant and defend the same to the said Frank J. Boudinot, and his heirs, successors and assigns forever against all lawful claims and demands of all persons. and I, the said Madison Sanders, do hereby further covenant and agree, that I will, and my heirs and assigns shall, transfer, assign and deliver to the said Frank J. Boudinot, his heirs or assigns the filing certificate from the Deaver Commission, and the deed of patent from the Cherokee Nation, to be executed to for the afore described lands, and to do so immediately upon the receipt of the same by me or by my heirs, executors, administrators, successors and assigns, and without requiring any additional payment or other consideration therefor.

and for the consideration aforesaid and for divers and other good considerations, I Louisa Sanders, wife of the said Madison Sanders do hereby release and forever quit claim unto the said Frank J. Boudinot, and his heirs, successors and assigns all my right, claim or possibility of dower and homestead in and to the aforegranted premises.

In Witness Whereof, We the said Madison Sanders, and Louisa Sanders, his wife, have hereunto set our hands and seals near Sahlquah, Ind. Terr., this 4th day of December, 1906.
Attest & make
Henry C. Effert.

Madison Sanders (Seal)
Louisa Sanders (Seal)

And we hereby further covenant and agree, that in the event of any person successfully contesting the within described land, or the filing thereof should otherwise be cancelled, then we agree to file on any other land that may be selected by the said Frank J. Boudinot, his heirs, etc., and this deed shall have full force and effect to cover and legally bind us in the sale of such substituted land filing.

Madison Sanders (Seal)
Louisa Sanders (Seal)

United States of America, Indian Territory, Northern Federal District, ss.

Be it Remembered, that on this day came before me, the undersigned, — a Notary Public, within and for the aforesaid Federal District and Territory, duly commissioned and acting as such, Madison Sanders, and Louisa Sanders, to me personally well known as the parties aforesaid, in the within and foregoing deed of conveyance and stated that they had executed the same for the considerations and purposes therein mentioned and set forth, and I do hereby so certify.

And I further certify that on this day also voluntarily appeared before me the said Louisa Sanders, wife of said Madison Sanders, to me personally well known to be the person whose name appears upon the within and foregoing