

State of Oklahoma with all improvements thereon at the present time together with all the privileges and appurtenances thereto belonging.

To Have and to hold the aforegranted premises to the said Pink W. Watson guardian of Joan V. Watson a minor, and to her heirs in fee simple forever; and the said The Cherokee Company party of the first part hereby covenants for itself its successors and assigns with the said Pink W. Watson, guardian of Joan V. Watson a minor her heirs executors administrators and assigns, that it, The Cherokee Company party of the first part is lawfully seized of the aforesaid granted premises that they are free from all incumbrances; that it has a good right to sell and convey the same to the said Pink W. Watson guardian of Joan V. Watson a minor party of the second part as aforesaid and that it The Cherokee Company party of the first part and its successors and assigns will warrant the quiet enjoyment of the aforegranted premises to the said Pink W. Watson, guardian of Joan V. Watson a minor, the party of the second part her heirs executors administrators and assigns and will forever defend the said aforegranted premises against the lawful claims and demands of all persons.

The said The Cherokee Company party of the first part, and its assigns further covenant and warrant unto the said Pink W. Watson, guardian of Joan V. Watson a minor, party of the second part her heirs executors, administrators and assigns that it the said party of the first part will pay all taxes and assessments against said property