

From Frank C. Giddings et al to Alice M. St. John

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This Indenture, Made this 28th day of February A. D. 1928, between Frank C. Giddings (married) Frank L. Middleton and Minnie B. L. Truitt of Tulsa County, in the State of Oklahoma, of the first part, and Alice M. St. John of the second part,

WITNESSETH, The said part 1 of the first part, in consideration of the sum of One hundred + fifty and 150/100 DOLLARS, the receipt whereof is hereby acknowledged, do by these presents Grant, Bargain, Sell and Convey unto the said part 2 of the second part, her heirs and assigns, all of the following described real estate, situated in the County of Tulsa and State of Oklahoma, to-wit:

Lot Twenty four (24) of Block Three (3) in Highlands Second (2nd) Addition to Tulsa Oklahoma, according to the plat thereof filed and of record in the office of the Recorder in and for the County of Tulsa and State of Oklahoma

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, forever.

And said Frank C. Giddings, Frank L. Middleton and wife for their heirs, executors or administrators, do hereby covenant, promise and agree to and with said part 2 of the second part, that at the delivery of these presents they are lawfully seized in their own right of an absolute and indefeasible estate of inheritance, in fee simple, of, in and to all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, discharged and unincumbered of and from all former grants, titles, charges, judgments, taxes, assessments, and incumbrances of what nature and kind soever except as to a certain oil & gas lease dated Nov. 19th 1916 now well shall be located or drilled without the consent of 2nd party. and that they will warrant and forever defend the title to the same unto said part 2 of the second part, her heirs and assigns, against said part 1 of the first part, her heirs, and all and every person whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said part 1 of the first part has hereunto set their hands, the day and year first above written.

(Sign here)

Frank C. Giddings
Frank L. Middleton
Minnie B. Middleton

STATE OF OKLAHOMA, } ss. BEFORE ME, James D. Meadows, a Notary Public in and for said County and State, on this 28 day of February 1928, personally appeared Frank C. Giddings, Frank L. Middleton and Minnie B. Middleton to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed, for the uses and purposes therein set forth.

(Seal)

My commission expires Nov. 24, 1929.

James D. Meadows
Notary Public

This instrument was filed for Record on the 14 day of Mar. A. D. 1928, at 10 o'clock A. M.

By Deputy.

(Seal)

H. C. Walker
Register of Deeds