

This Indenture, Made this *29th* day of *February* A. D. 19*08*, between *Frank C. Giddings* unmarried of *Tulsa* County, in the State of Oklahoma, of the first part, and *L. D. Ladd*

of the second part, WITNESSETH, The said party of the first part, in consideration of the sum of *One Hundred* and *100.00* DOLLARS, the receipt whereof is hereby acknowledged, do ~~do~~ by these presents Grant, Bargain, Sell and Convey unto the said party of the second part, *his* heirs and assigns, all of the following described real estate, situated in the County of *Tulsa* and State of Oklahoma, to-wit:

The west one half W 1/2 of Lot ten (10) Block four (4) in Highlands Addition to Tulsa Okla. according to the plat thereof filed and of Record in the office of the Recorder in and in 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* for *his* heirs, executors or administrators, do hereby covenant, promise and agree to and with said party of the second part, that at the delivery of these presents *that he is* lawfully seized in *his* 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 19 06* and that *we* will warrant and forever defend the title to the same unto said party of the second part, *his* heirs and assigns, against said party of the first part, *his own heirs*, and all and every person whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said party of the first part has hereunto set *his* hand, the day and year first above written.

(Sign here) *Frank C. Giddings*

STATE OF OKLAHOMA, } ss. BEFORE ME, *James D. Meadows* a Notary Public in and for said County and State, on this *29* day of *February* 19*08*, personally appeared *Frank C. Giddings* and *he* to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that *he* executed the same as *his* free and voluntary act and deed, for the uses and purposes therein set forth.

My commission expires *Nov 24-1909*

James D. Meadows
Notary Public

This instrument was filed for Record on the *7* day of *April* A. D. 19*08*, at *11* o'clock *A. M.*
By *H. C. Walker* Deputy, Register of Deeds.

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