

From Charlotte Epperson

to Jno O. Mitchell

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This Indenture, Made this _____ day of _____ A. D. 19____, between

of _____ County, in the State
of Oklahoma, of the first part, and _____

of the second part,

WITNESSETH, The said part _____ of the first part, in consideration of the sum of _____

and _____ DOLLARS,

the receipt whereof is hereby acknowledged, do _____ by these presents Grant, Bargain, Sell and Convey unto the said
part _____ of the second part, _____ heirs and assigns, all of the following described real estate, situated in the
County of _____ and State of Oklahoma, to-wit:

Warranty Deed.

Know all men by these presents that we Charlotte Epperson and Robert T. Epperson her husband parties of the first part in consideration of the sum of Fifteen Thousand Dollars \$15,000.00 in hand paid, the receipt of which is hereby acknowledged, do hereby grant bargain sell and convey and confirm unto Jno O. Mitchell of Tulsa County Oklahoma the following described real estate and premises situate in the County of Tulsa and State of Oklahoma to-wit: Lots One (1) and Two (2) in Block One hundred twenty one (21) in the City of Tulsa County Tulsa County State of Oklahoma according to the official survey; together with all and singular the improvements and appurtenances thereto belonging or in any way appertaining forever.

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

And said Charlotte Epperson and Robert T. Epperson for their heirs executors and administrators, do hereby covenant, promise and agree to and with said party _____ 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 or and from all former grants, titles, charges, judgments, taxes, assessments, and incumbrances of what nature and kind soever except one mortgage for \$2,000.00 given to C. R. Tread and one mortgage for \$500.00 to the First National Bank of Tulsa Okla. which the grantor herein and that they 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, their heirs, and all and every person whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said part _____ of the first part have hereunto set their hands, the day and date this _____ day of April A.D. 1908

(Sign here)

Charlotte Epperson (read)

Robert T. Epperson (read)

STATE OF OKLAHOMA,

County of Tulsa } ss.

BEFORE ME, Phil C. Kramer a Notary Public

in and for said County and State, on this _____ day of April 1908,

personally appeared Charlotte Epperson and Robert T. Epperson her husband 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.

My commission expires _____ day of June 1909

Phil C. Kramer
Notary Public

This instrument was filed for Record on the _____ day of April A. D. 1908, at _____ o'clock P. M.

By _____ Deputy.

H. C. Wesley Register of Deeds.