

From *John D. Wynn et al* to *Etta J. Ricker* COMPARED

547

This Indenture, Made this *28th* day of *May* A. D. 19*08* between *John F. Wynn and Delpha A. Wynn his wife* of *Adair* County, in the State of Oklahoma, of the first part, and *Etta J. Ricker*

Party of the second part, WITNESSETH, The said parties of the first part, in consideration of the sum of *Eight Hundred Thirty* and *no* DOLLARS, the receipt whereof is hereby acknowledged, do by these presents Grant, Bargain, Sell and Convey unto the said party of the second part, *her* heirs and assigns, all of the following described real estate, situated in the County of *Adair* and State of Oklahoma, to-wit:

That part of Lot Two (2) in block one hundred eighty eight (188) described as having a frontage of fifty (50) feet on South Detroit Avenue, a depth of one hundred forty (140) feet to an alley with a uniform width of fifty (50) feet adjoining Lot Three (3) of said block in the City of Tulsa Oklahoma (formerly Indian Territory) as shown by U. S. Plat and survey of the Town of Tulsa, Indian Territory.

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 *John D. Wynn and Delpha A. Wynn his wife* for their 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 *even* 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

and that *they* will warrant and forever defend the title to the same unto said party of the second part, *her* heirs and assigns, against said parties of the first part, *or their* heirs, and all and every person whomsoever lawfully claiming or to claim the same. *except taxes for the year 1908 and thereafter!*

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

(Sign here)

John D. Wynn
Delpha A. Wynn

STATE OF OKLAHOMA,

Adair County,

ss.

BEFORE ME, *E. A. Robinson*

a Notary Public

in and for said County and State, on this *28th* day of *May* 19*08*,

personally appeared *John D. Wynn*

and *Delpha A. Wynn*

to me known to be the identical person *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

Jan. 18, 1912

E. A. Robinson

Notary Public

This instrument was filed for Record on the *29* day of *May* A. D. 19*08*, at *10¹⁰* o'clock *A. M.*

By _____ Deputy.

(Seal)

H. C. Walkey Register of Deeds.