

From George D. Blakeney to Nick Caralis et al.

Geo. D. Barnard & Co., St. Louis

This Indenture, Made this 28th day of May A. D. 1908, between George D. Blakeney, single man of the City of Gulfa of Gulfa County, in the State of Oklahoma, of the first part, and Nick Caralis and George Kisker, of the City of Gulfa, Gulfa County, State of Oklahoma, parties of the second part, WITNESSETH, That said party of the first part, in consideration of the sum of Thirteen Thousand Five Hundred (\$13,500.00) and 00/100 DOLLARS, the receipt whereof is hereby acknowledged, do hereby these presents Grant, Bargain, Sell and Convey unto the said parties of the second part, their heirs and assigns, all of the following described real estate, situated in the County of Gulfa and State of Oklahoma, to-wit:

Lot numbered eighteen (18) in Block numbered eighty-nine (89) in the City of Gulfa Gulfa County, Oklahoma according to the Government Plat thereof;

The said party especially covenants, warrants and defends against any damage or injury arising or any charge or claim against the said second parties like said grantee, their heirs or assigns on account of said building now erected on the said lot herein conveyed, being in whole or in part on any adjoining property, and especially covenants and defends against any damage or claim by reason of the said party wall on the south side of said lot conveyed.

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 George D. Blakeney for himself and for his heirs, executors or administrators, do hereby covenant, promise and agree to and with said parties 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 <sup>and other</sup> grants, titles, charges, judgments, taxes, assessments, and incumbrances of what nature and kind soever including all street improvements and improvements either made or assessed to this date, except the street paving assessments, and that he will warrant and forever defend the title to the same unto said parties of the second part, their heirs and assigns, against said party of the first part, his 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.

Witnesses:

Ch. M. Rodolf

M. M. Harris

(Sign here) George D. Blakeney

STATE OF OKLAHOMA, }  
County of Gulfa County } ss.

BEFORE ME, Frank M. Rodolf a Notary Public in and for said County and State, on this 28th day of May A. D. 1908, personally appeared George D. Blakeney a single man and 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. Given under my hand and officially this 28th day of May 1908.

(Seal)

My commission expires April 11th 1909.

Frank M. Rodolf Notary Public

This instrument was filed for Record on the 29 day of May A. D. 1908 at 3:45 o'clock P. M.

By

Deputy.

H. S. Walker Register of Deeds.

(Seal)