

No. 183 GENERAL WARRANTY DEED

405

WITH RELINQUISHMENT OF DOWER

P. D. M.
P. 1077
P. L.
C. L.
C. D.
C. I.

THIS INDENTURE, Made and entered into this 10 day of July, one thousand nine hundred and 11 1906
by and between Jeff Potter, a single man of Canadian County, in the Territory of Oklahoma,
of the first part, and L. M. Shepard
of the second part;

WITNESSETH, That ~~that~~ the said party of the first part, ~~for~~ in consideration of the sum of Twelve and 27/100 DOLLARS, in hand paid, the receipt of which is hereby acknowledged, ~~do hereby~~ grant, bargain, sell, convey and confirm unto the said party of the second part the following described real estate and premises situated in the County of Canadian and Territory of Oklahoma Muskogee, Chick Nation, and within the limits of the Indian Territory, to-wit:

Lot sixteen, Block Eighteen in the Town Valley Indian Territory

to have and hold the same, together with all and singular the tenements, hereditaments and appurtenances therunto belonging or in any wise appertaining, forever

together with all the improvements thereon, and the appurtenances and immunities thereon or belonging or in any wise appertaining thereto
And said party for himself, his heirs, executors or administrators, does hereby covenant, promise and agree with said party of the second part, that at the delivery of these presents he is lawfully seized in his own right of an absolute and indefeasible estate of inheritance in fee simple, of and in 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 and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances of what nature they are free from all incumbrances; that he, his heirs, successors and assigns, that he is fully seized in fee of the above granted premises; that he will warrant and forever defend the same unto said party of the second part his heirs and assigns, against said party of the first part his heirs and all and every person or persons, whomsoever lawfully claiming or to claim the same, and his heirs, successors and assigns forever against the lawful claims and demands of all persons.

And said party of the first part, his wife of said Jeff Potter, for and in consideration of the said sum of money, do hereby release and relinquish unto the said party of the second part all my right of dower and homestead in and to the said lands.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.
Witnesses: Jeff Potter (SEAL)
(SEAL)
(SEAL)

UNITED STATES OF AMERICA, Territory of Oklahoma ss
Indian Territory, Canadian County,

BE IT REMEMBERED, That on this day came before me, the undersigned, a Notary Public within and for the Western Judicial District of the Indian Territory, Before me, Frank Meyer, a Notary Public in and for said County and Territory, on this 10 day of July 1906 personally appeared Jeff Potter, a single man 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.
And I further certify that on the same day also voluntarily appeared before me, the said

wife of said Jeff Potter to me well known to be the person whose name appears upon the within and foregoing deed, and in the absence of her said husband, declared that she had of her own free will, executed said deed, and signed and sealed the relinquishment of dower and homestead in the foregoing deed for the consideration and purposes therein contained and set forth, without compulsion or undue influence of her said husband.

WITNESS, My hand and seal as such Notary Public, on this the 10 day of July and year above set forth, 1906.
(SEAL) Canadian Co. Okla. Ter. Frank Meyer Notary Public.
My commission expires June 12 1909.

Filed for record July 18 1906 at 8 o'clock A. M.
Alvin Lott
Deputy Clerk and Ex-officio Recorder.