

## GENERAL WARRANTY DEED

WITH RELINQUISHMENT OF DOWER

THIS INDENTURE, Made and entered into this 13 day of Sept, one thousand nine hundred and four

by and between Allen Sanders  
Melvin, D.S. part 7 of the first part, and W.E. Halwell  
Virvita Ind. Ter part 7 of the second part;

WITNESSETH, That that the said part 7 of the first part, for and in consideration of the sum of  
Two Hundred (\$200.00) DOLLARS, in hand paid, the receipt of which is hereby acknowledged,

do hereby grant, bargain, sell, convey and confirm unto the said part 7 of the second part the following described real estate and premises situated in the  
Cherokee Northern District  
Cherokee Nation, and within the limits of the Indian Territory, to-wit:

1/4 of S.W. 1/4 of N.W. 1/4 of Section Thirty-five (35) Township Twenty-one  
(21) Range Thirteen (13) containing Twenty (20) acres east of the Indian  
Meridian,

together with all the improvements thereon, and the appurtenances and immunities thereunto belonging or in any wise appertaining thereto

To have and to hold, the aforegranted premises to the said W.E. Halwell  
 and his heirs and successors, in fee simple forever; and I the said Allen Sanders  
 for myself and my heirs, executors and administrators do covenant with the said  
W.E. Halwell and his heirs, successors and assigns, that they are lawfully seized in fee of the aforegranted premises; that  
 they are free from all incumbrances, that I have good right to sell and convey the same to said  
W.E. Halwell as aforesaid; and that I will and my successors, heirs, executors and administrators shall warrant and de-  
 fend the same to the said W.E. Halwell  
 and his heirs, successors and assigns forever against the lawful claims and demands of all persons.

And I, W.E. Halwell of  
 wife of said W.E. Halwell, for and in consideration of the said sum of money, do hereby re-  
 lease and relinquish unto the said part 7 of the second part all my right of dower and homestead in and to the said lands.

IN WITNESS WHEREOF, the said part 7 of the first part has hereunto set his hand and seal, the day and year first above written.

Witnesses:  
Louis T. Brown Allen Sanders (SEAL)  
W.E. Halwell (SEAL)  
W.E. Halwell (SEAL)

\* Allen Sanders being duly sworn states that he is the grantor in this deed that he is not of sound  
 mind or of legal age, that he has no Indian blood of any kind whatever in him; that he has not received  
 any aid or other conveyance to the land described in this deed or other persons partnership or corporation.

Witness:  
Subscribed and sworn to before me this 13 day of Sept. 1904  
Allen Sanders  
Louis T. Brown Notary Public  
Notary

UNITED STATES OF AMERICA  
 INDIAN TERRITORY  
 Western Judicial District.

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 Terri-  
 tory aforesaid, duly commissioned and acting as such Allen Sanders

to me personally well known as the person whose name appears in the within and foregoing deed of conveyance, as one of the parties  
 grantors, and stated that he had executed the same for the consideration and purposes therein mentioned and set forth, and I do hereby so certify.

And I further certify that on the same day also voluntarily appeared before me, the said  
 wife of said W.E. Halwell 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 home-  
 stead 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 13 day of Sept, 1904  
W.E. Halwell Louis T. Brown Notary Public

My commission expires July 20 1908

Filed for record April 1 1907 at 8 o'clock P.M.

Allen Sanders  
Register & Clerk of Office