

GENERAL WARRANTY DEED

WITH RELINQUISHMENT OF DOWER

THIS INDENTURE, Made and entered into this 19 day of August, one thousand nine hundred and four

by and between Allen James of Chicotah, D.T. part 1 of the first part, and M.E. Halzell of Vinita, I.T. part 2 of the second part;

WITNESSETH That that the said part 1 of the first part, for and in consideration of the sum of Four hundred and 00/100 DOLLARS, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, convey and confirm unto the said part 2 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: N.E. 1/4 of S.W. 1/4 of Sec 35 T21 N. R. 13 E containing 40 acres.

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

To have and to hold the aforegranted premises to the said M.E. Halzell and his heirs and successors, in fee simple forever; and I the said Allen James for myself and my heirs, executors and administrators do covenant with the said M.E. Halzell and his heirs, successors and assigns, that I am 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 M.E. Halzell as aforesaid; and that I will and my successors, heirs, executors and administrators shall warrant and defend the same to the said M.E. Halzell, and his heirs, successors and assigns forever against the lawful claims and demands of all persons.

And I, Eva James of Chicotah wife of said Allen James, for and in consideration of the said sum of money, do hereby release and relinquish unto the said part 2 of the second part all my right of dower and homestead in and to the said lands.

IN WITNESS WHEREOF, the said part 1 of the first part hereunto set their hand and seal the day and year first above written.

Witnesses: Jeff M. Grouett, Chicotah, D.T. (SEAL) Allen James (SEAL)
Benjamin Jones, Chicotah, D.T. (SEAL) Eva James (SEAL)
J.B. Benouety, Chicotah, D.T.
W.J. Stinson.

* Allen James being duly sworn, deposes that he is the grantor in the deed, that he is not of Indian blood or Indian descent, that he has no Indian blood of any kind whatever in him, that he has not executed any deed or other conveyance to the land described in this deed to any other person, partnership or corporation.

Subscribed and sworn to before me this 20th day of August 1904.
C.M. Roberts Notary Public.
My commission expires Apr 30th, 1907.

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 Territory aforesaid, duly commissioned and acting as such Allen James

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 Eva James wife of said Allen James 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 20th day of August, 1904.
(SEAL) C.M. Roberts Notary Public.

My commission expires April 30th 1907.

Filed for record April 7 1907 at 8 o'clock a.m.

Otto Sutton
Deputy U.S. Clerk & Officer Rec.

My commission expires April 30th 1907.
 I am under my hand and seal the 20th day of August 1904.
 J.B. Benouety, Chicotah, D.T.
 W.J. Stinson.
 Jeff M. Grouett, Chicotah, D.T.
 Benjamin Jones, Chicotah, D.T.
 Allen James
 Eva James
 C.M. Roberts, Notary Public.
 Otto Sutton, Deputy U.S. Clerk & Officer Rec.