

GENERAL WARRANTY DEED

WITH RELINQUISHMENT OF DOWER

P.D. 22
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THIS INDENTURE, Made and entered into this 15 day of August, one thousand nine hundred and four by and between Jennie Boudinot, of Cherokee Nation, part of the first part, and William E. Halzell, of Vinita, I.T., part of the second part;

WITNESSETH, That that the said part of the first part, for and in consideration of the sum of Five Hundred & 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 of the second part the following described real estate and premises situated in the Cherokee Nation, and within the limits of the Indian Territory, to-wit: S E 1/4 of N.W. 1/4 and N.E. 1/4 S.W. 1/4 of Section Two (2) Township Twenty (20) Range Thirteen (13) containing 30 acres.

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

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

And I, Jennie Boudinot, of the second part, for and in consideration of the said sum of money, do hereby release and relinquish unto the said part of the second part all my right of dower and homestead in and to the said lands.

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

Witnesses: 2 marks
M.H. Vann (SEAL)
W.W. D. Hudson (SEAL)
Jennie Boudinot (SEAL)

* Jennie Boudinot being duly sworn states that she is the grantor in this deed, that she is not of Indian blood or Indian descent, that she has no Indian blood of any kind whatever in her, that she 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 15 day of Aug. 1904, Jennie Boudinot, Louis J. Brown, Notary Public, Northern District of the Indian Territory.

BE IT REMEMBERED, That on this day came before me, the undersigned, a Notary Public within and for the Northern District of the Indian Territory aforesaid, duly commissioned and acting as such.

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 Jennie Boudinot, 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 15 day of Aug. 1904, Louis J. Brown, Notary Public.

My commission expires July 20 1908

Filed for record April 9 1907 at 8 o'clock A.M. Otis Sartore, Deputy U.S. Clerk & ex-Officio Rec.