

P46.

DEED - General Warranty.

DODGEY Printing Company, Dallas, Texas

THIS INDENTURE, Made this 20th day of September A. D. 1908, between Charles W. Wickizer, Trustee, party of the first part

of Tulsa County, in the State of Oklahoma, of the first part and David A. Wickizer, of Tulsa County, Oklahoma of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of Two thousand (\$2,000.00) DOLLARS,

the receipt whereof is hereby acknowledged, do sell by these presents, Grant, Bargain, Sell and Convey unto said party of the second part, his

heirs and assigns, all of the following described Real Estate, Situated in the County of Tulsa City of Tulsa and State of Oklahoma, to-wit: The west forty (40) feet, in lot one (1) in Block one hundred and thirty-four (134), the above described property faces north on fourth street, Forty (40) feet, facing West on alley seventy-five (75) feet, making the ground above described 40 x 75 feet. Full privilege is granted to the free use of water out of well situated on Lot one, while said well is kept in use. Party of second part agrees to assume all paving tax levied against portion of lot purchased now assessed and not yet due.

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 Charles W. Wickizer, Trustee, party of the first part for his heirs, executors, or administrators, do sell hereby covenant, promise and agree to and with said party of the second part that at the delivery of these presents he is lawfully seized in his own right of and 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, Estate, Judgments, Taxes, Assessments, and Encumbrances, of what nature and kind soever;

and that he will warrant and forever defend the title to the same unto said party of the second part, his heirs and assigns, against said party of the first part, their heirs, and all and every person or persons, 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 above written. sign here! Charles W. Wickizer, Trustee.

STATE OF OKLAHOMA, }
County of Tulsa County }

BEFORE ME L. H. Vincent a Notary Public in and for said County and State, on this 11th day of November A. D. 1908, personally appeared Charles W. Wickizer, Trustee and he 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 OFFICIALLY This 11th day of November A. D. 1908.

My commission expires Jan 21, 1912 L. H. Vincent Notary Public

FILED FOR RECORD the 12th day of Nov A. D. 1908, at 10:30 o'clock a M.

Recorded the 12th day of Nov A. D. 1908, at 10:30 o'clock a M.

By W. H. Walker Deputy. W. H. Walker, Reg of Deeds