

DEED - General Warranty

Donkey Printing Company, Dallas, Texas

THIS INDENTURE, Made this 23rd day of January, A. D. 1909, between J. Garfield Buell and Ethel E. Buell, his wife, of Muskogee County, in the State of Oklahoma, of the first part and A. A. Hammer, of Enid, Oklahoma, of the second part.

WITNESSETH, That said parties of the first part, in consideration of the sum of Sixteen Hundred (\$1600.00) DOLLARS, the receipt whereof is hereby acknowledged, do 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 Adair and State of Oklahoma, to-wit: The northwest quarter (NW 1/4) of section thirteen (13) Township sixteen (16) range thirteen (13) allotment of S. K. Ma Fox, deceased.

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 J. Garfield Buell and Ethel E. Buell for their heirs, executors, or administrators, do hereby covenant, promise and agree to and with said party of the second part that at the delivery of these presents they lawfully seized in their own right of and absolute and indefeasible estate of inheritance, in fee simple, of and to 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, Encumbrances, of what nature and kind soever;

and that they will warrant and forever defend the same unto said party of the second part, his heirs and assigns, against said parties 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 parties of the first part have hereunto set their hand and the day and year above written.

J. Garfield Buell  
Ethel E. Buell

STATE OF OKLAHOMA,

Acknowledgment.

County of Muskogee <sup>ss.</sup> BEFORE ME L. E. Gorman a Notary Public in and for said County and State, on this 23rd day of January, A. D. 1909 personally appeared J. Garfield Buell and Ethel E. Buell to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

GIVEN UNDER MY HAND OFFICIALLY THIS 23rd day of January, A. D. 1909.  
(seal) My commission expires Nov. 18, 1912.

L. E. Gorman  
Notary Public

FILED FOR RECORD the 25th day of Jan, A. D. 1909, at 8 o'clock A. M.  
Recorded the 25th day of Jan, A. D. 1909, at 8 o'clock A. M.  
By Her Walkley Deputy. Real Reg. of Deeds Clerk