

DEED RECORD

Warden-Bright-Eng. Co. Okla. City

STATE OF OKLAHOMA, County of Tulsa, ss.Filed in office of Register of Deeds for record this 30 day of March, A. D. 1912, at 7 o'clock, P. M., and recorded in Book _____ on page _____.

This record has been compared with the original instrument thereof on file in this office, and the record here made found correct in every particular, and the same has been properly indexed, in accordance with the laws of Oklahoma.

(SEAL) H. W. Warkley Register of Deeds

Deputy

TO

THIS INDENTURE, Made this 17th day of March, A. D. 1912, between J. Truman Nixon and Florence B. Nixon, Tulsa, Oklahoma, Tulsa County, in the State of Oklahoma, of the first part, and E. T. Braden, Pittsburgh, Pa.

of the second part. WITNESSETH The said part y of the first part, in consideration of the sum of Five Hundred and ninety five (\$595 and 75c) and 75c Dollars, the receipt of which is hereby acknowledged, does ss by these presents grant, bargain, sell and convey unto the said part y of the second part, his heirs and assigns, all of the following described real estate, situated in the County of Tulsa, and State of Oklahoma, to-wit:

The north east quarter of southeast quarter of south west quarter of section thirty four (34) township twenty (20) north range (15) thirteen east less one and one half acres occupied by the St. L. and S. F. Ry. as right of way. There is also a 10 feet roadway on the west and south side of said described land.

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining forever.

And said J. Truman Nixon for his heirs, executors or administrators, does ss hereby covenant, promise and agree to and with said part y of the second part, that at the delivery of these presents they are lawfully seized in his own right of an absolute and indefeasible estate of inheritance, in fee simple, or, in 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 grants, titles, charges, judgments, taxes, assessments and incumbrances, of what nature and kind soever;

and that they will warrant and forever defend the title to the same unto said part y of the second part, his heirs and assigns, against said part y of the first part, their heirs and all and every person whomsoever, lawfully claiming or to claim the same.

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

Sign here

J. Truman Nixon
Florence B. Nixon

STATE OF OKLAHOMA,

Tulsa County, } ss.

Before me, C. W. Gillette, a Notary Public in and for the said County and State, on this 29th day of March, 1912, personally appeared J. Truman Nixon and Florence B. Nixon, his wife and ss 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,

(seal)

My commission expires

April 12 - 1912

C. W. Gillette
Notary Public