

Quit Claim Deed  
DEED RECORD

399

WAGON-PRINTING CO. OKLA. CITY.

STATE OF OKLAHOMA, County of Tulsa, ss.

Filed in office of Register of Deeds for record this 1 day of Apr. A.D. 1909 at 3:45 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 is found correct in every particular, and the same has been properly indexed, in accordance with the laws of Oklahoma.

(SEAL) Herbert Key Register of Deeds  
Deputy

TO  
THIS INDENTURE, Made this 31<sup>st</sup> day of March in the year A.D. 1909, between J. Truman Nixon and Florence B. Nixon of Tulsa, Okla. Tulsa County, in the State of Oklahoma, of the first part, and Cyrus S. Avery, of Tulsa, Okla.

of the second part.  
WITNESSETH, That the said parties of the first part, in consideration of the sum of Ten Dollars & no other valuable considerations, to them duly paid and \_\_\_\_\_ Dollars, the receipt of which is hereby acknowledged, do hereby present, grant, bargain, sell and convey unto the said party of the second part, to him, heirs and assigns, all their right, title and interest both at law and in equity, of, in and to all of the following described real estate, situated in the County of Tulsa, and State of Oklahoma, to-wit:

A one half undivided interest in and to the south east quarter of the northwest quarter of section 30, Township 20 north, Range 1 East

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, To have and to hold the above granted premises unto the said party of the second part, his heirs and assigns forever.

for \_\_\_\_\_ 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 \_\_\_\_\_ lawfully seized in \_\_\_\_\_ own right of an absolute and indefeasible estate of inheritance, in fee simple, of, 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 \_\_\_\_\_ will warrant and forever defend the title to the same unto said party of the second part, \_\_\_\_\_ heirs and assigns, against said party of the first part, \_\_\_\_\_ heirs and all and every person whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands the day and year first above written,

Signed, sealed and delivered  
in presence of  
Bertha Adams  
Sign here J. Truman Nixon  
Florence B. Nixon

STATE OF OKLAHOMA, }  
County of Tulsa county, } ss.  
Before me, A. B. Davis, a Notary Public in and for the said County and State, on this 31<sup>st</sup> day of March, 1909, personally appeared J. Truman Nixon and Florence B. Nixon 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. Witness my hand and seal the day and year above set forth  
(seal) A. B. Davis, Notary Public  
My commission expires November 26-1911