

DEED RECORD

Warden-Bright, Pte. Co., Okla. City

STATE OF OKLAHOMA, County of Tulsa, ss.Filed in office of Register of Deeds for record this 17 day of Apr. A.D. 1909 at 8 o'clock A.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. Walther Register of Deeds

Deputy

TO

THIS INDENTURE, Made this 31st day of March, A.D. 1909, betweenJames D. Ward and Eva G. Ward, his wife, of Collinsville, Rogers
County, in the State of Oklahoma, of the first part, and
Amos C. Erdman and Charles H. Mallory, of Muskogee,
Grant County, Oklahoma of the second part.WITNESSETH, The said parties of the first part, in consideration of the sum of Two Thousand eight hundred & no (\$2800.00) Dollars, the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns, all of the following described real estate, situated in the County of Tulsa, and State of Oklahoma, to-wit:

West one half ($W\frac{1}{2}$) of the southwest quarter ($SW\frac{1}{4}$) of section twenty three (23), township twenty two (22) north range thirteen (13) east containing eighty acres more or less. This deed is made subject to mortgage dated October 1st. 1908 in favor of Harry Lee Tipt Trust in amount \$1000.00 due ten years from date. Also second mortgage dated October 1st. 1908 in favor of Harry Lee Tipt Trust in amount \$200.00 payable as follows: \$20.00 on October 1st. 1909 and nine notes for \$20.00 each due serially annually. Also certain oil and gas mining lease made October 1st. 1907 in favor of The Midland Oil Company of Bartlesville Oklahoma same lease being a departmental form all of same to be assumed by parties of the second part.

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 James D. Ward and Eva G. Ward, his wife for their heirs, executors or administrators, do hereby covenant, promise and agree to and with said parties of the second part, that at the delivery of these presents they are lawfully seized in their 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; except as above stated.and that they will warrant and forever defend the title to the same unto said parties of the second part, their heirs and assigns, against said parties of the first part, their 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 hand the day and year first above written.Sign here James D. Ward
Eva G. Ward.STATE OF OKLAHOMA,
Rogers County, } ss.Before me, Thomas D. Taylor, a Notary Public in and for the said County and State, on this 31st day of March, 1909, personally appeared James D. Ward and
Eva G. Ward, his wife, of Collinsville, Oklahoma
and 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)

Thomas D. Taylor
Notary Public.My commission expires Sep. 5th. 1910.