

STATE OF OKLAHOMA )  
CHEROKEE COUNTY ) S.S.

I J.C. Woodson, Clerk of the County Court in and for the County and State aforesaid do hereby certify the above and foregoing to be a full, true, and complete copy of the confirmation Order Probate #295 New, John H. Tipton, minor as the same appears on file and of record in ~~the~~ my office.

WITNESS my hand and the seal of said Court this 29th day of Oct. 1909.

J. C. Woodson, Clerk County Court.

(SEAL)

By J. M. Wallace, Deputy.

Filed for record at Tulsa Nov. 5, 1909 at 3:20 P.M.

H.C. Walkley, Register of Deeds (SEAL)

COMPARED

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D E E D.

THIS INDENTURE made and entered into this the 13th day of October 1909, by and between Mary M. Kennedy, a widow, party of the first part, and James B. Diggs, party of the second part, does

WITNESSETH That, for and in consideration of the sum of Fifteen Hundred Sixty Two and 50/100 (\$1562.50) Dollars, in hand this day paid by the party of the second part, the receipt whereof is hereby acknowledged, the party of the first part hath this day granted, bargained, sold, aliened, enfeoffed, and conveyed, and by these presents doth hereby grant, bargain, sell, alien, enfeof and convey, unto the party of the second part, his heirs and assigns, forever, the following described tract or parcel of land, to-wit:

Lot No. 2, in Block No. 5 of Kirkwood Place addition to the city of Tulsa, Tulsa County, Oklahoma, fronting East on Cheyenne Avenue, fifty (50) feet, and extending back one hundred twenty eight (128) feet, according to the official map, plan, or survey of said addition.

to have and to hold the said above described land unto him, the said James B. Diggs, his heirs, and assigns, together with all and singular the tenements hereditaments and appurtenances thereunto belonging, or in any wise appertain ing, in fee simple, absolute, forever.

And the party of the first part, for herself, her executors and administrators, hereby covenants and agrees with the party of the second part, his heirs and assigns, that she is seized of an estate in fee simple in and to the above described tract of land, and has a good and perfect right to sell and convey the same is herein sold and conveyed; and that on the signing and delivery of this deed, the party of the second part, his heirs and assigns are seized of an estate in fee simple in and to the above described land, and the party of the first part for herself, her heirs, executors, and administrators hereby further covenant with the said James B. Diggs, his heirs and assigns, that said above conveyed premises are free clear and discharged of any and all claims, encumbrances, assessments, charges and claims except payment and sever tax assessment, and as to such assessments, all that are now due and collectible against said land have been paid and discharged, and the party of the first part will forever warrant and defend the party of the second part, his heirs and assigns in the quiet and peaceable use occupation and possession of said premises;