

DEED- GENERAL WARRANTY.

COMPARED

THIS INDENTURE, Made this 29th day of November A.D. 1909 between Jackson B. McDonald and Elizabeth McDonald, his wife, Tulsa County, in the State of Oklahoma, of the first part, and A. W. Baker, of Brookfield, Mo. party of the second part.

WITNESSETH, the said parties of the first part, in consideration of the sum of (\$8500.00) Eight Thousand Five Hundred and no/100 Dollars, the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, all of the following described real estate, situated in the City of Tulsa, in the County of Tulsa, and State of Oklahoma to-wit:

The Easterly One Hundred feet (100 ft) One (lot 1) in Block Twelve ^{sub} (12) In North Tulsa, more particularly described as follows:-

Beginning at the North easterly corner of Block Twelve at the intersection of Boston avenue with Fairview Street and thence running in a southerly direction along the easterly line of said block One Hundred feet; thence along the southerly line of lot one (1) and in a westerly direction parallel with the northerly line of said block One Hundred feet (100 feet); thence in a northerly direction, parallel with the easterly line of said block one hundred feet (100 ft); thence in an easterly direction along the southerly boundary of Fairview Street One Hundred feet (100 ft.) to the point of beginning.

The right to cross the property west of this is same block with sewer is hereby conveyed.

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 Jackson B. McDonald and Elizabeth McDonald 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} ~~premises~~ 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 two mortgages of \$1425.00 each and two mortgages of \$516.25 each, all bearing date June 1st, 1909 and of record and that they will warrant and forever defend the title to 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 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 above written.

Signed here Jackson B. McDonald.

Elizabeth McDonald.