

*Smith College (3A)*

*new 3-55*

## DEED OF GENERAL WARRANTY.

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, on the 30th, day of April 1909, the County Court for the County of Muskogee and State of Oklahoma entered an order in a cause pending in said court, said cause being styled "In the matter of the Estate and Guardianship of Ellen Owens and Herbert Owens, minors, No. 289 Probate", by which/ Jim Ceasar as Guardian of the estate of the said Ellen Owens, his ward, was ordered and directed to make, execute and deliver a deed of real estate hereinafter described to one Jeff D. Ellis, grantee, conveying to said Jeff D. Ellis, for the sum of Six Thousand, Six Hundred Fifty Five (\$6655.00) Dollars in lawful money of the United States, lands described as follows:

The North Half (N $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Eleven (11), in Township Eighteen (18) North, and Range Fourteen East of the Indian Base and Meridian, according to the United States Government Survey thereof, and being an eighty acre tract of land, more or less, according to said survey, of the allotment of Ellen Owens, aforesaid, and locate and situate in Tulsa County, State of Oklahoma.

And, WHEREAS, a certified copy of said order of confirmation of sale of real estate in the aforesaid styled cause of "In the matter of the estate and guardianship of Ellen Owens and Herbert Owens, minors, No. 289 Probate" as entered and made on said 30th, day of April 1909, by the County Court of the County of Muskogee, State of Oklahoma, was duly filed for record and is recorded in the office of the Register of Deeds for the County of Tulsa, State of Oklahoma, and was recorded in said Register of Deeds' office on the 18th, day of May 1909, and is recorded in said Register of Deeds Office in Book No. 62 and on Page No. 25 thereof, of the records of said office;

And, Whereas, the said Jeff D. Ellis has paid to the said Jim Ceasar, the undersigned, as guardian of the estate of Ellen Owens aforesaid, pursuant to the terms of sale of the aforesaid land and according to the decree confirming <sup>also</sup> sale of said land, entered, as aforesaid, by the County Court of Muskogee County, State of Oklahoma, on the 30th, day of April 1909, the amount of this bid, to-wit: The sum of Six Thousand, Six Hundred Fifty Five (\$6655.00) Dollars in money of the United States;

NOW, THEREFORE, I, the undersigned, Jim Ceasar, as guardian of the estate of said Ellen Owens, a minor, pursuant to the order of confirmation of sale of real estate made by the County Court of the County of Muskogee, State of Oklahoma, on the 30th, day of April 1909, in the aforesaid cause, No. 289 Probate, styled "In the matter of the estate and guardianship of Ellen Owens and Herbert Owens, minors" according to the terms of said sale and by virtue of the authority vested in me under said order, and in consideration of the sum of Six Thousand, Six Hundred Fifty Five (\$6655.00) Dollars, aforesaid, paid to me by the said Jeff D. Ellis, the receipt whereof is hereby acknowledged, do, by these presents grant, bargain, sell and convey unto the said Jeff D. Ellis, his heirs and assigns, all the following described real estate, lands and premises, locate and situate in the County of Tulsa, and State of Oklahoma, and described as follows:

All of the North Half (N $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Eleven (11) in Township Eighteen (18) North, and Range Fourteen (14) East of the Indian Base and Meridian, according to the United States Government Survey thereof, and containing eighty acres more or less, according to said survey.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining thereto, forever, subject however, to an agricultural lease now covering said land, with other lands, and expiring the 18th, day of December, 1910. It is agreed hereby that the said