

J. L. L. 2/16/50

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 the guardian of said estate of said Herbert Owens, his ward, was ordered and directed to make, execute and deliver a deed of real estate to one Jeff D. Ellis, grantee, conveying to said Jeff D. Ellis for the sum of \$5973.53 in money of the United States, lands described as follows:

The South Half (S $\frac{1}{2}$) of North East Quarter (NE $\frac{1}{4}$) 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 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 the said 30th day of April 1909, by the County Court of Muskogee County, State of Oklahoma, was duly filed for record and is recorded in the office of the Register of Deeds for the County of Tulsa, and State of Oklahoma, and was recorded in said Register of Deeds' office on the 18th, day of May 1909, and is now recorded in said Register of Deeds' office in Book No. 62 and on Page No. 29 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 said Herbert Owens, pursuant to the terms of sale of the aforesaid land, and according to the decree confirming said 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 his bid, to-wit: The sum of Five Thousand, Nine Hundred Seventy Three and 53/100 (\$5973.53) Dollars, in money of the United States:

NOW, THEREFORE, I, the undersigned, Jim Ceasar, as Guardian of the estate of said Herbert Owens, a minor, pursuant to the order of confirmation of sale of real estate made by the said 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 order and by virtue of the authority vested in me under said order, and in consideration of the sum of \$5973.53 aforesaid, paid to me by 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, locate and situate in the County of Tulsa, and State of Oklahoma, to-wit:

All of the South Half (S $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) 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, being eighty acres of the allotment of said Herbert Owens, more or less, as the case may be, according to said survey, situate in Tulsa County, State of Oklahoma.

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 covering said land for a term of ending January 1st, 1912. And said Jim Ceasar, as guardian of and for said Herbert Owens and for his heirs, executors or administrators, does hereby covenant, promise and agree