

WARRANTY DEED.

THIS INDENTURE, Made this 26th, day of June A. D., 1909, between Genia Buck^{Wife}~~er~~ and Bert Buck^{Master}~~er~~, her husband of Tulsa, Okla., Tulsa County, in the State of Oklahoma of the first part, and J. Truman Nixon, of Tulsa, Okla., of the second part.

WITNESSETH: That the said parties of the first part, in consideration of the sum of One Hundred co/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 County of Tulsa and State of Oklahoma, to-wit:

The West One Half of Lot 2, Section 2, Township 19 North, Range 13 East, containing 8.56 acres, more or less.

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 the said Cenia Buckwater ^{Master} and Bert Buckwater ^{Master}, 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 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 and discharged and unincumbered of and from all former grants, titles, charges, judgements, taxes, assessments and incumbrances, of what nature and kind soever, and that they will warrant and defend the title to the same unto the said parties 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.

Sign here

Cenia Buckwater

Bert Buck^{Wash}water

STATE OF OKLAHOMA,)
) SS.
T U L S A COUNTY.)

Before me, A. W. Brink, a Notary Public, in and for the said County and State, on this 26th day of June 1909, personally appeared ^{master} Genia Buckwater and Bert Buckwater^{master}, her husband, 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.

A. W. Brink, Notary Public.

(SEAL) My commission expires May 18, 1913.

Filed for record at Tulsa, Okla., Jun. 26, 1909, at 4 o'clock P. M.

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