

WARRANTY DEED.

THIS DEED, Made this 14th, day of August in the year of our Lord One Thousand Nine Hundred and Nine between James H. Gearhart and Julia E. Gearhart, his wife, of the County of Larimer, and State of Colorado, of the first part, and A. F. Young, of the County of Tulsa and State of Oklahoma, of the second part:

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of One Thousand and no/100 Dollars, to the said parties of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by the presents do grant, bargain, sell and convey and confirm unto the said party of the second part, his heirs and assigns forever, all the following described lot, or parcel of land, situate, lying and being in the County of Tulsa, and State of Oklahoma, to-wit:

The West Thirty (30) feet of lot numbered Three (3), in Block Numbered Ninety Eight (98), in the original Townsite of Tulsa/ Oklahoma.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever, of the said parties of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances unto A. F. Young, the said party of the second part, his heirs and assigns forever.

And the said James H. Gearhart and Julia E. Gearhart, parties of the first part, for themselves, their heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said party of the second part, his heirs and assigns, that at the time of the ensembling and delivery of these presents they are well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance in law, in Fee Simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature, soever, and the above bargained premises in the quiet and peaceable possession of the said party of the second part, his heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will warrant and forever defend.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals, the day and year first above written.

Signed, Sealed and Delivered James H. Gearhart (SEAL)

in presence of:----- Julia E. Gearhart (SEAL)

STATE OF COLORADO,)
; SS.
COUNTY OF LARIMER.)

I, Peter D. Nelson, a Notary Public, in and for said County, in the State aforesaid do hereby certify that James H. Gearhart and Julia E. Gearhart, who are personally known to me to be the persons whose names are subscribed to the foregoing Deed, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument of writing as their free and voluntary act and deed, for the uses and purposes therein set forth.