

4-28-54

BT

DEED—GENERAL WARRANTY.

STATE OF OKLAHOMA, } ss.
Tulsa County, }

TO

COMPARED

This instrument was filed for record on the 4
day of Dec. A. D. 1909, at 9³⁰ o'clock
A. M., and duly recorded in Book on Page

Fee \$ in advance.

Seal. H. G. Walkley.
Register of Deeds.This Indenture, Made this eleventh day of October A. D. 1909
between W. D. Watkins and wife Eliza WatkinsTulsa County, in the State of Oklahoma, of the first part, and
B. M. Grant

of the second part.

WITNESSETH, The said parties of the first part, in consideration of the sum of

One hundred and fifty

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, their heirs and assigns, all of the following described real estate, situated in the County of Tulsa

and State of Oklahoma, to-wit:

beginning on the west line of the right of way of the Midland Valley Railroad
at a point sixteen feet north of the half section line in the SW 1/4 of the
NW 1/4 of section 1, township 17 north and range 12 east; thence west parallel
with the said half section line 150 feet; thence north parallel with the west
section line of said section 100 feet; thence east 50 feet to the right of way of
the said Midland Valley Railroad; thence south along the west line of the said
right of way 100 feet, to the place of beginning. It is further understood
and agreed that all mineral rights are hereby reserved.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 W. D. Watkins and wife Eliza Watkins
for their heirs, executors or administrators, do here 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, discharged and unincumbered of and from all former grants, titles,
charges, judgments, taxes, assessments and incumbrances, of what nature and kind soever;and that said will warrant and forever defend the title to the same unto said party of the second part their heirs and
assigns, against said party 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

W. D. Watkins
Eliza WatkinsSTATE OF OKLAHOMA, } ss.
Tulsa County, }Before me, Irene C. Nipton a Notary Public in and
for the said County and State, on this 3rd day of December 1909, personally appeared

W. D. Watkins and Eliza Watkins

and 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.

My Commission Expires

Sept 29, 1912.

Seal.

Irene C. Nipton
Notary Public.