

## DEED RECORD, No. 67.

SAM. DOWORTH BOOK CO., LEAVENWORTH, KAN. No. 19181

COMPARED

## DEED—GENERAL WARRANTY.

THIS INDENTURE, Made this Fifth day of February, A. D. 1910, between R. A. Hitchens and Margaret E. Hitchens his wife Tulsa County, in the State of Oklahoma, of the first part, and H. J. Breckner of Tulsa County of the second part:

WITNESSETH, The said parties of the first part, in consideration of the sum of One thousand and no 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:

Lot Four (4) in Block Four in T. T. F. Addition to the city of Tulsa Oklahoma according to the Recorded plat thereof

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, forever.

And said R. A. Hitchens and Margaret E. Hitchens his wife 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, discharged and unincumbered of and from all former grants, titles, charges, judgments, taxes, assessments and incumbrances, of what nature and kind soever; subject to all general taxes and all special taxes which the grantee assumes and agrees to pay and that they will warrant and forever defend the title to the same unto said party 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 R. A. Hitchens  
Margaret E. Hitchens

## STATE OF OKLAHOMA, TULSA COUNTY, ss.

Before me, A. E. Berger, a Notary Public, in and for the said County and State, on this 9th day of February, A. D. 1910, personally appeared R. A. Hitchens and Margaret E. Hitchens 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.

(Seal)  
My commission expires March 11, 1912.

This instrument was filed for record on the 18 day of Feb., A. D. 1910, at 2:15 o'clock P. M.

Fee, \$

(Seal)

By H. C. Walkley Deputy.

A. E. Berger  
Notary Public  
H. C. Walkley  
Register of Deeds.