

SAMI BODWORTH BOOK CO., LEAVENWORTH, KAN., No. 19181

DEED—GENERAL WARRANTY.

THIS INDENTURE, Made this 23rd day of Feb, A. D. 1912, between
J. J. Briggs & Georgiana Dot Briggs his wife
 Tulsa County, in the State of Oklahoma, of the first part, and

Jay T. Dawson

of the second part:

WITNESSETH, The said parties of the first part, in consideration of the sum of Twenty hundred fifty and no DOLLARS, the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said parties of the second part, heirs and assigns, all of the following-described real estate, situated in the County of Tulsa and State of Oklahoma, to-wit:

Lot (One) of Block (C) four in Oak Grove 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 J. J. Briggs & Georgiana Dot Briggs his wife for heirs heirs, executors or administrators, do hereby covenant, promise and agree to and with said parties of the second part, that at the delivery of these presents that 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; except taxes assessed.

and that they will warrant and forever defend the title to the same unto said parties of the second part heirs 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. except one (1) mortgage of \$300.00 interest payable to J. J. Briggs and wife.

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

Sign here

J. J. Briggs
Georgiana Dot Briggs

STATE OF OKLAHOMA, TULSA COUNTY, ss.

Before me, W. C. Buck, a Notary Public, in and for the said County and State, on this 24th day of Feb, A. D. 1912, personally appeared J. J. Briggs & Georgiana Dot Briggs his wife and they 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 July 7th 1911 Notary Public

This instrument was filed for record on the 24 day of Feb, A. D. 1912, at 2:10 o'clock P. M.

Fee, \$

By Secy. H. C. Mackay Deputy.

Register of Deeds.

* The parties covenanted that no dwelling house shall be constructed upon the premises, and that the premises shall never be used for any purpose other than as a residence.