

DEED RECORD, No. 67.

49

SAM. DODSWORTH BOOK CO., LEAVENWORTH, KAN. No. 19787

COMPARED

DEED--GENERAL WARRANTY.

THIS INDENTURE, Made this 22nd day of December, A. D. 1909, between James D. Ward and Eva G. Ward, his wife of Collinsville, Rogers County, in the State of Oklahoma, of the first part, and Paul E. Butke, of Blackwell, Oklahoma of the second part:

WITNESSETH, The said parties of the first part, in consideration of the sum of six Thousand & 700/100 (\$6,000.00) and one 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 Northwest one-quarter (NW 1/4) of Section Ten (10) Township Twenty-one (21) North, Range Thirteen (13) East of the Indian Base and Meridian, containing one hundred sixty acres more or less, according to the approved United States Government survey thereof. This deed is given subject to a certain mortgage covering the East one-half (E 1/2) of the Northwest one-quarter (NW 1/4) of Section Ten (10) Township Twenty-one (21) North, Range Thirteen (13) East, Tulsa County, State of Oklahoma, for the sum of One Thousand Dollars (\$1,000.00) dated August 20th 1909 recorded August 25th 1909 in Book 58, page 2 of the records of the office of the Register of Deeds in and for Tulsa County, State of Oklahoma, executed by parties of first part hereto to Lulla B. Stewart of Wellington, Kansas, due November 1st 1914 with interest at six percent per annum payable annually said mortgage to be assumed by said party of second part hereto.

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 James D. Ward and Eva G. Ward, his wife for their heirs, executors or administrators, do hereby covenant, promise and agree to and with said part of the second part, that at the delivery of these presents they were 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; excepting as above set forth

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 hereunto set their hand the day and year above written.

Sign here

James D. Ward
Eva G. Ward

Rogers
STATE OF OKLAHOMA, TULSA COUNTY, ss.

Before me, Clinton L. Goodale, a Notary Public, in and for the said County and State, on this 22nd day of December, A. D. 1909, personally appeared James D. Ward Rogers County, Oklahoma and Eva G. Ward, his wife of Collinsville 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 May 20th 1910

This instrument was filed for record on the 11 day of Jan, A. D. 1910 at 5 o'clock A. M.

Fee, \$

By Deputy

Clinton L. Goodale
Notary Public
H. B. Wilkley Seal
Register of Deeds