

DEED RECORD, No. 67.

BANK DODD WORTH BOOK CO., LEAVENWORTH, KAN. No. 19751

COMPARED

DEED—GENERAL WARRANTY.

THIS INDENTURE, Made this 11th day of March, A. D. 1910, between James D. Ward, and Eva S. Ward, his wife of Collinsville, Rogers

Texas County, in the State of Oklahoma, of the first part, and Charles Cobb, of Mulvane, Kansas

of the second part:

WITNESSETH, The said part 1st of the first part, in consideration of the sum of Twenty-eight Hundred Eighty & 10/100 and \$2816.80 DOLLARS, the receipt of which is hereby acknowledged, do hereby by these presents grant, bargain, sell and convey unto the said part 2d of the second part, his heirs and assigns, all of the following-described real estate, situated in the County of Texas and State of Oklahoma, to-wit:

Lot one (1) and two (2), of Section Two (2), Township Twenty-one (21) North, Range Thirteen (13) East of the Indian Base and Meridian containing 81.60 acres more or less.

This deed is given subject to certain deeds of trust, dated December 1st, 1906, one for \$800.00, and one for \$1,600.00, in favor of Harry Lee Taft, Trustee, signed by Florence Collins, same being recorded in Books 23, Pages 13 and 141 of the records of Texas County, Oklahoma, one-half of which deeds of trust are to be assumed by party of second part, and are a part of the purchase price herewith, also certain oil and gas mining lease, dated March 10, 1909, made to G. T. Braden, and signed by Florence Collins and May J. Collins, same lease to be assumed by party of the second part, and party of second part is to receive all rentals and royalties accruing therefrom.

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 S. Ward, his wife for their heirs, executors or administrators, do hereby covenant, promise and agree to and with said part 1st 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 part 2d of the second part his heirs and assigns, against said part 1st of the first part their heirs and all and every person whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said part 1st of the first part hereunto set their hand, the day and year just above written.

Sign here

James D. Ward
Eva S. Ward

STATE OF OKLAHOMA, Rogers COUNTY, ss.

Before me, Clinton L. Goodale, a Notary Public, in and for the said County and State, on this 11th day of March, A. D. 1910, personally appeared James D. Ward, and Eva S. Ward, his wife, of Collinsville, Rogers County, Oklahoma 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 28th day of Mar, A. D. 1910, at 10⁴⁵ o'clock A. M.

For \$

W. C. Walkley

Register of Deeds.

Deputy.