

SAML. DOWDORTH BOOK CO., LEAVENWORTH, KAN. No. 19187

COMPARED

DEED-GENERAL WARRANTY.

THIS INDENTURE, Made this 21st day of April, A. D. 1910, between Oliver Bagby and Mary E. Bagby his wife of Craig County Oklahoma parties Tulsa County, in the State of Oklahoma, of the first part, and J. E. Crocker

party of the second part:
WITNESSETH, The said parties of the first part, in consideration of the sum of Seventy-five Thousand (\$75,000.00) and 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 12, Block 12 and four (4) in Block One Hundred Six

(126) in the City of Tulsa, Oklahoma being more particularly described as beginning at the Northwest corner of Third Street and Cincinnati Avenue thence running northerly with the westerly line of Cincinnati Avenue 150 feet to a stake thence westerly in a direction parallel to Third Street 120 feet to an alley thence in a southerly direction parallel with Cincinnati Avenue 150 feet to the North line of Third Street thence in an easterly direction along the north line of Third Street 140 feet to the place of beginning

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 Oliver Bagby and Mary E. Bagby, his wife, for themselves 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; except the deferred paying tax assessed against said premises, which is expressly hereby excepted and expressly agreed and understood that the grantee herein shall assume and 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 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.

Signed, sealed and delivered in the presence of

Signature Oliver Bagby (seal)
Mary E. Bagby (seal)

STATE OF OKLAHOMA, TULSA COUNTY, ss.

Before me, Frank M. Collins, a Notary Public, in and for the said County and State, on this 21st day of April, A. D. 1910, personally appeared

and Oliver Bagby 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 Jan 4 - 1914 Seal

Frank M. Collins
Notary Public

This instrument was filed for record on the 23 day of April, A. D. 1910, at 3:40 o'clock P.M.
Fee, \$

By Deputy.

W. H. Hocking (Seal)
Register of Deeds.