

DEED RECORD, No. 68.

WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS, That

*James H. Thomas*part *2*

of the first part, in consideration of the sum of

One

DOLLARS,

(\$ *1.00*), in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto*George W. Groves*

the following-described real property and premises, situate in

Tulsa

County, State of Oklahoma, to-wit:

part of Lot (1) one and (2) seven in Block (40) in the City of Tulsa, Okla. Beginning as follows: (20) ft. southerly from the northeast corner of said Block (40). Thence running in a southerly direction (5) five feet; thence westerly (140) one hundred and forty feet; thence northerly (5) five feet; thence easterly (140) one hundred and forty feet to place of beginning. Allowing for the variations of the townsite of the true meridian also hereby grant Geo. W. Groves, a right, over and across a certain strip of ground (20) twenty feet wide, extending in the alley in said Block (40) in a northerly direction along the westerly edge and conveyed, until the City of Tulsa shall open said ground as a public alley.

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same *excepting the fee*

To have and to hold said described premises unto the said part *2* of this second part *his* heirs and assigns, forever; free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered, this

14

day of

*April**20* 19 *10*

WITNESSES:

James H. Thomas

(SEAL)

(SEAL)

ACKNOWLEDGMENT.

STATE OF OKLAHOMA,

Tulsa

COUNTY, SS.

Before me, a

*Notary Public*in and for said County and State, on this *14*

day of

*April**20* 19 *10*, personally appeared*James H. Thomas*

to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as *his* free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal as such

Notary Public

on the day last above mentioned.

My commission expires

*July 2nd 1910**Robert E. Lynch**Notary Public*

The foregoing instrument was filed for record on the

14

day of

*April*A. D. 19 *10*, at*4:05* o'clock *P.* M.

By

Deputy

Sub. H. C. Walkley

Register of Deeds.