

# Deed and Cherokee Patents.

337.

## GENERAL WARRANTY DEED.

THIS DEED, Made and entered into this 21<sup>st</sup> day of October A. D. 1909 by and between N. L. Townsend, and his wife, Margaret Townsend, and M. F. Bell, and his wife, Marie Bell, all of Callaway County, in the State of Missouri, parties of the first part, and J. H. Buford

of the County of Tulsa in the State of Oklahoma party of the second part:

WITNESSETH, That the said parties for and in consideration of the money paid by said second party to said first parties as follows, to-wit: \$1,000 DOLLARS, in cash, upon the execution and delivery of this deed; do by these presents grant, bargain, sell, convey and confirm unto the said party of the second party his heirs and assigns, all of the following-described real estate, lying and being situate in the County of Tulsa, in the State of Oklahoma, to-wit:

Lot numbered five (5) in Block numbered three (3) in Northmoreland Subdivision of North-West Quarter of North-West Quarter, Sec. 36, Twp. 20, Range 12, in said County, as per recorded plat and subdivision filed in the office of the Register of Deeds, within and for said Tulsa County.

TO HAVE AND TO HOLD the premises hereby conveyed, unto said party of the second party, his heirs and assigns, forever, together with all tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; provided and excepting, however, that all general and special taxes accruing from and after the date hereof, shall be paid by the said second party, his heirs or assigns.

This conveyance is made and accepted upon the further express condition that the above-described premises shall never be conveyed to or owned, or occupied by a negro, or any person of African blood or descent.

And the said parties of the first part, for themselves, their heirs, executors and administrators, do hereby covenant, promise and agree to and with the said party of the second part, his heirs and assigns, that at the delivery of these presents, they, the said first parties, are lawfully seized of an indefeasible estate, in fee simple of, in and to all and singular the premises hereby conveyed; that the same are free and clear and unincumbered of any and all former grants, titles, charges, judgments, taxes, assessments and incumbrances, of what nature and kind soever, except as herein set forth; and that the said first parties, the title to said premises, unto said second party, his heirs and assigns, will forever warrant and defend against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, Said parties of the first part, have hereunto set their hands, this day and year first above written.

N. L. Townsend

Margaret Townsend

M. F. Bell

Marie Bell

State of Oklahoma, Tulsa County, ss.

Before me, A. E. Bradshaw a Notary Public, in and for the said County and State, on this 21<sup>st</sup> day of October 1909, personally appeared Nathan L. Townsend and wife, Margaret Townsend, and M. F. Bell and wife, Marie Bell, 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.

(SEAL)

My commission expires Sept 1<sup>st</sup> 1910 A. E. Bradshaw Notary Public.

Filed for record at Tulsa, Oklahoma April 7<sup>th</sup> 1910 at 8<sup>40</sup> o'clock A. M.

(SEAL)

By Seal H. C. Halkley Deputy. Register of Deeds.