

(seal)

Charles R. Risor, Notary Public.

My commission expires November 16, 1910.

EXAMINED AND APPROVED this 8 day of Feb. 1910.

(seal)

M.M. Alexander, County Judge.

Filed for record at Tulsa, Okla. Mar. 1 1910 at 5 o'clock P.M.

H.C. Walkley, Register of Deeds (seal)

COMPARED

WARRANTY DEED.

THIS INDENTURE, made this 1st day of March, 1910, between E.R. Giddings and Nettie P. Giddings, husband and wife, of Tulsa County, Oklahoma parties of the first part, and Charles W. Eliff, Trustee, of Dayton, State of Ohio, Party of the second part, witnesseth

That the party of the first part in consideration of the sum of Four hundred fifty dollars (\$450.00) the receipt of which is hereby acknowledged, by these presents, Grant, Bargain, sell and convey unto the said party of the second part, his heirs, and assigns, all the following described real estate situated in the county of Tulsa, and State of Oklahoma, to-wit:

Commencing at a point thirty (30) feet south of the Northwest corner of the South Half (1/2) of the northeast quarter (1/4) of the South east Quarter (1/4) of the southwest quarter (1/4) of Section Twelve (12) in Township Nineteen (19) north, of range Twelve (12) east 1.M. extending thence east along the north line of Lot One (1), in Block One (1) of the Sieg Addition to the City of Tulsa, as shown by Plat filed March 13, 1909, and recorded in Book one (1) at page 16 thereof, a distance of one hundred eight (108) feet to a point one hundred feet east of the northwest corner of said lot, thence south a distance of two hundred ten (210) feet, thence west a distance of One hundred eight (108) feet, thence north a distance of two hundred ten (210) feet, to the point of beginning. Said tract including the west one hundred (100) feet of lots one, two, and three and four, of Block One (1), of said Sieg Addition, together with the eight (8) foot alley heretofore vacated and lying west of and adjacent to said four lots.

TO HAVE AND TO HOLD "the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining forever.

And the said E.R. Giddings and Nettie P. Giddings, husband and wife, for the ~~benefit~~ ^{use}, executors, or administrators do hereby covenant, promise and agree to and with the 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~~ ^{assessments} and incumbrances of what nature and kind so ever: 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, and their