

WARRANTY DEED

COMPAED

THIS INDENTURE made 11th day of April 1910 between the Tulsa Addition Company, a Corporation, having its principal place of business at Tulsa, Oklahoma, party of the first part and J. J. Baxter of Tulsa, Oklahoma party of the second part.

WITNESSETH: That said party of the first part in consideration of the sum Twenty and no/100 DOLLARS

the receipt whereof is hereby acknowledged does 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, State of Oklahoma, to-wit:

Lot Eleven (11) in Block Seventeen (17)

in the Owen Addition of the City of Tulsa, Oklahoma, according to the amended plat thereof, dated April 25, 1907 and duly filed for record.

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

Party of the first part for itself, its successors and assigns does hereby warrant, promise and agree to and with said party of the second part, that at the time of the delivery of these presents, it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance in fee simple, of and in all and singular the above granted and described premises with all the appurtenances; that the same are free, clear, discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances of what nature or kind soever and that it will warrant and forever defend the same unto said party of the second part his heirs and assigns against said party of the first part, its successors and all and every person or persons whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said party of the first part hereto has caused these presents to be signed in its name by its President and its corporate seal to be affixed, attested by its secretary, at Tulsa, Oklahoma, the day and year first above written.

THE TULSA ADDITION COMPANY, A CORPORATION,

By Carl C. Magee

President.

Attest: J. E. Magner

Secretary.

STATE OF OKLAHOMA,)

) ss.

COUNTY OF TULSA,)

Before me, a Notary Public in and for said County and State on this 11th day of April 1910, personally appeared Carl C. Magee to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its President and acknowledged that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth.

My Commission Expires Nov 28, 1911.

Rance Graves
Notary Public.

This instrument was filed for Record on the 6 day of Sept, A. D., 1910,

at 10:45 o'clock AM.

By W. H. Mackley

Deputy.

REGISTER OF DEEDS.