

General Warranty Deed Record 81.

COMPARED

DEED—GENERAL WARRANTY.

STATE OF OKLAHOMA, Tulsa County, ss.

This instrument was filed for record on the 27 day of April, A. D. 1912, at 12 o'clock P. M.,

and duly recorded in book _____ on page _____

Fee, \$ _____ in advance. *St. C. W. Schrey* Register of Deeds.

This Indenture, Made this 4th day of April, A. D. 1912, between *W. O. Dickenson* and *Stella M. Dickenson, his wife*, of Tulsa

Tulsa County, in the State of Oklahoma, of the first part, and

W. T. McSinnis, of *Sperry, Oklahoma* of the second part.

WITNESSETH, The said part *id* of the first part, in consideration of the sum of *One thousand (\$1,000.00)* and *no* Dollars,

the receipt of which is hereby acknowledged, do _____ by these presents grant, bargain, sell and convey unto the said part *id* 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:

An undivided two thirds interest in and to the west one half of the southwest quarter of section twelve (12) in township twenty-one (21) north, of range twelve (12) east being the same interest purchased by grantors from Matilda Littleton, widow of Pete Littleton, deceased; therein

Subject to the payment of the debt and costs of administration of the estate of said Pete Littleton, deceased

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 said *W. O. Dickenson* for *his* heirs, executors or administrators, do _____ hereby covenant, promise and agree to and with said part *id* of the second part, that

at the delivery of these presents *he is* lawfully seized in *his* 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 as above stated*

and that *he* will warrant and forever defend the title to the same unto said part *id* of the second part *his* heirs and assigns, against said part *id* of the first part *and* their heirs and all and every person whomsoever, lawfully claiming or to claim the same *by, through or under said first parties*

IN WITNESS WHEREOF, The said part *id* of the first part has hereunto set *his* hand the day and year above written.

W. O. Dickenson
Stella M. Dickenson

STATE OF OKLAHOMA, *Tulsa* County. Before me, *Orville S. Booth*

a Notary Public in and for the said County and State on this 4th day of April, 1912, personally appeared *W. O. Dickenson* and *Stella M. Dickenson, his wife*

and 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 *Feb. 23, 1912* *Orville S. Booth* Notary Public.