

General Warranty Deed Record 81.

DEED—GENERAL WARRANTY.

STATE OF OKLAHOMA, Tulsa County, ss.

This instrument was filed for record on the 29th day of April, A. D. 1910, at 7²⁵ o'clock P. M., and duly recorded in book _____ on page _____ Fee, \$ _____ in advance. *Halvathly (Seal)* Register of Deeds.

COMPARED

This Indenture, Made this 25th day of April, A. D. 1910, between *J. P. Harter* and *Mary O. Harter* husband & wife of Tulsa County, in the State of Oklahoma, of the first part, and *James I. Miller* of the second part.

WITNESSETH, The said parties of the first part, in consideration of the sum of *Twenty-one Hundred* and *75* Dollars, the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said part 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:

The north one-half (1/2) of Lot no One (1) in Block One Hundred and ninety six (196) in the town of Tulsa Oklahoma according to the official plat and survey thereof

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 *J. P. Harter and Mary O. Harter* for *their* heirs, executors or administrators, do hereby covenant, promise and agree to and with said part 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 and incumbrances, of what nature and kind soever;

and that *they* will warrant and forever defend the title to the same unto said part of the second part *his* heirs and assigns, against said part of the first part *or persons* their heirs and all and every person, whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set *their* hand the day and year above written.

Sign here *J. P. Harter*
Mary O. Harter

STATE OF OKLAHOMA,

Tulsa County. Before me, *D. C. Rose* a Notary Public in and for the said County and State, on this 25th day of April, 1910, personally appeared *J. P. Harter* and *Mary O. Harter* 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 *July 7th 1911* *D. C. Rose* Notary Public.