

## General Warranty Deed Record 81.

## DEED—GENERAL WARRANTY.

STATE OF OKLAHOMA, Tulsa County, ss.

This instrument was filed for record on the 30 day of Apr. A. D. 1912, at 8:45 o'clock A. M.,

and duly recorded in book \_\_\_\_\_ on page \_\_\_\_\_ Fee, \$ \_\_\_\_\_ in advance. *W. H. Hakeley (Seal)* Register of Deeds.

TO  
 COMPARED

This Indenture, Made this 11<sup>th</sup> day of April A. D. 1912 between R. A. Hitchens & Margaret E. Hitchens his wife Tulsa County, in the State of Oklahoma, of the first part, and William N. Black of the second part.

WITNESSETH, The said part 1<sup>st</sup> of the first part, in consideration of the sum of Four Thousand (\$4000.00) and X X Dollars, the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said part 2<sup>d</sup> 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:

Lot Five (5) Block Four (4) in the T. T. T. Addition to the City of Tulsa, Oklahoma

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 R. A. Hitchens & Margaret E. Hitchens for their heirs, executors or administrators, do hereby covenant, promise and agree to and with said part 2<sup>d</sup> 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; except taxes general and special subsequent to the year 1909 and that they will warrant and forever defend the title to the same unto said part 2<sup>d</sup> of the second part his heirs and assigns, against said part 1<sup>st</sup> of the first part their heirs and all and every person whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said part 1<sup>st</sup> of the first part has hereunto set their hand the day and year above written.

Sign here *R. A. Hitchens*  
*Margaret E. Hitchens*

STATE OF OKLAHOMA,

Tulsa County,

Before me, *C. H. Singleton*

a Notary Public in and for the said County and State, on this 11<sup>th</sup> day of April 1912, personally appeared *R. A. Hitchens* and *Margaret E. Hitchens* and his wife 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 Dec-12-1911

Seal

*C. H. Singleton*

Notary Public.