

General Warranty Deed Record 81.

COMPARED

DEED—GENERAL WARRANTY.

STATE OF OKLAHOMA, Tulsa County, ss.

This instrument was filed for record on the 13 day
of May A. D. 1912, at 4:05 o'clock P.M.,
and duly recorded in book _____ on page _____
Fee, \$ _____ in advance. H. G. Wackley
Register of Deeds.

This Indenture, Made this 17 day of February A. D. 1912
between Sam P. Brooks and Frances Brooks his wife
Tulsa County, in the State of Oklahoma, of the first part, and T. S. Chambers
_____ of the second part.

WITNESSETH, The said parties of the first part, in consideration of the sum of
Forty-three Hundred (43.00⁰⁰) and 200 Dollars,
the receipt of which is hereby acknowledged, do _____ by these presents grant, bargain, sell and convey unto the said party _____ 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 Southern 90 feet of lot 3 in Block 99 in the City of Tulsa
Oklahoma, according to the government 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 first parties
for their heirs, executors or administrators, do _____ hereby covenant, promise and agree to and with said party _____ of the second part, that
at the delivery of these presents they are lawfully seized in the down right of an absolute and indefeasible estate of inheri-
tance, 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 except all severages, taxes due or become due subsequent
to the year 1909 all of which grantee assumes and agrees to pay as part of the purchase
price, and that they will warrant and forever defend the title to the same unto said party _____ of the second part his
said party _____ of the first part _____ 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 Sam P. Brooks
Frances Brooks

STATE OF OKLAHOMA,

Tulsa County.

Before me,

J. R. Clark

a Notary Public in and for the said County and State, on this 17 day of February 1912, personally
appeared Sam P. Brooks and Frances Brooks 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 15 1913

(see)

J. R. Clark

Notary Public.