

General Warranty Deed Record 81.

DEED—GENERAL WARRANTY.

STATE OF OKLAHOMA, Tulsa County, ss.

This instrument was filed for record on the 1st day
of June A. D. 1910, at 10⁴⁵ o'clock A. M.,
and duly recorded in book _____, on page _____

Fee, \$ _____ in advance.

W. L. Wallace
Register of Deeds.
(Seal)

This Indenture, Made this 9th day of May A. D. 1910
between J. H. Simmons and Margaret Simmons, his wife, of Tulsa
Tulsa County, in the State of Oklahoma, of the first part, and R. E. Simmons of Tulsa, Oklahoma
_____ of the second part.

WITNESSETH, The said parties of the first part, in consideration of the sum of _____
Fifteen Thousand (\$15,000.00) and no Dollars,
the receipt of which is hereby acknowledged, do _____ by these presents grant, bargain, sell and convey unto the said part _____ 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, one-third interest in the East 40 feet of Lot five
Block 106, in the City of Tulsa according to the recorded plat thereof.
Provided, that a ten foot strip off of the north end of this
lot shall be used as a private alley to said property.

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. H. Simmons and Margaret Simmons his wife
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 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; This title is subject to a one half interest in a \$10,000 mortgage now on said prop-
erty, also subject to one half of all interest which is now or may become due on said
mortgage and one third of all taxes for 1910 and thereafter
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 parties 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.

J. H. Simmons
Margaret Simmons

STATE OF OKLAHOMA,

Tulsa

County.

Before me, W. L. Wallace Jr.

a Notary Public in and for the said County and State, on this 9th day of May 1910, personally
appeared J. H. Simmons and Margaret Simmons 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

Dec. 16 - 1911

(Seal)

W. L. Wallace Jr.

Notary Public.