

General Warranty Deed Record 81.

COMPARED TO

DEED—GENERAL WARRANTY.

STATE OF OKLAHOMA, Tulsa County, ss.

This instrument was filed for record on the 11 day of June, A. D. 1912, at 3 o'clock P. M.,

and duly recorded in book on page Fee, \$ in advance of H. H. Walker, Register of Deeds.

This Indenture, Made this 31 day of June, A. D. 1912, between B. H. Sands and Ethel M. Sands his wife

Tulsa County, in the State of Oklahoma, of the first part, and T. H. Ellison and Mary Ellison of the second part.

WITNESSETH, The said parties of the first part, in consideration of the sum of Seven hundred fifty and no/100 Dollars, the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns, all of the following described real estate, situated in the County of Tulsa and State of Oklahoma, to-wit:

A part of lots two (2) and three (3) in block four (4) in Oakdale Suburb of the City of Tulsa, Tulsa County, Oklahoma, described as follows to-wit: Beginning at a point twenty-five (25) feet north of the southwest corner of lot two (2) thence running north fifty (50) feet, thence west eighty-two (82) feet, thence southwest fifty-four (54) feet along the Midland Valley Right of Way, thence east one hundred two (102) feet to point of beginning

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 parties of the first part, their heirs, executors or administrators, do hereby covenant, promise and agree to and with said parties 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 of 1911.

and that they will warrant and forever defend the same unto said parties of the second part, their 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 hands the day and year above written.

Signature B. H. Sands, Ethel M. Sands

STATE OF OKLAHOMA,

Tulsa County, ss. Before me, M. Louis Barr

a Notary Public in and for the said County and State, on this 31 day of June, 1912, personally appeared B. H. Sands and Ethel M. Sands,

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.

Witness my hand and Notarial seal the date and year written. My commission expires March 9, 1913. M. Louis Barr, Notary Public.