

General Warranty Deed Record 81.

COMPARED

DEED—GENERAL WARRANTY.

STATE OF OKLAHOMA, Tulsa County, ss.

This instrument was filed for record on the 7 day of March A. D. 1910; at 6 o'clock A.M., and duly recorded in book _____ on page _____

Fee, \$ _____ in advance.

H. C. Walkley
Register of Deeds.
(Seal)

This Indenture, Made this 31st day of January A. D. 1910 between James M. Cobb, and Gertrude R. Cobb, his wife of Pittsview, Johnson Tulsa County, in the State of Missouri, of the first part, and L. J. Atwood, of Boone, Iowa, of the second part.

WITNESSETH, The said parties of the first part, in consideration of the sum of Four Thousand one hundred twenty-one & 67/100 and (\$ 4121.65) Dollars, the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said part 4 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 half (N 1/2) of Southeast quarter (SE 1/4) and Southwest quarter (SW 1/4) of Northeast quarter (NE 1/4), and Southwest quarter (SW 1/4) of Southeast quarter (SE 1/4) of Northeast quarter (NE 1/4) of Section Six (6), Township Twenty-one (21) North, Range Fourteen (14) East of the Indian Base and Meridian, less three and eighteen - one hundredths (3.18) acres occupied by the K. O. C. & S. R. R. Right-of-Way, containing one hundred twenty six and 82/100 acres more or less.

This deed is given subject to a first mortgage of \$1450⁰⁰ in which a payment of \$150⁰⁰ has been made, executed by James D. Ward and Eva G. Ward, his wife to Lucile F. Stewart, Wellington, Kansas, dated January 2- 1909, filed January 5, 1909 at 3³⁰ P.M. and recorded in Book 51, Page 3 in the office of the Register of Deeds in and for Tulsa County, at Tulsa, Oklahoma, due November 1st, 1913 with interest at the rate of six per cent per annum, this mortgage to be assumed by party of second part. Also certain oil and gas mining leases executed to the Abbeys Oil and Gas Company, Tulsa, Oklahoma the same to be assumed by party of second part.

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

And said James M. Cobb and Gertrude R. Cobb, his wife 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 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; excepting as above set forth

and that they will warrant and forever defend the title to the same unto said part 4 of the second part his heirs and assigns, against 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 last above written.

Sign here James M. Cobb
Gertrude R. Cobb

STATE OF OKLAHOMA, }
Reggio County. } Before me, Clinton L. Goodale
a Notary Public in and for the said County and State, on this 31st day of January 1910, personally appeared James M. Cobb and Gertrude R. Cobb, his wife and me known to be the identical person 4 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 May 20th, 1910

Clinton L. Goodale
(Seal) Notary Public.