

## 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 June A. D. 1910, at 3<sup>22</sup> o'clock P. M.,

and duly recorded in book \_\_\_\_\_ on page \_\_\_\_\_ Fee, \$ \_\_\_\_\_ in advance. Seal. H. B. Wakley, Register of Deeds.

COMPARED

This Indenture, Made this 21<sup>st</sup> day of February, A. D. 1910.  
 between H. F. Gross and Augusta B. Gross, his wife of South  
 Charleston, Ohio  
 Tulsa County, in the State of Oklahoma, of the first part, and Miller James  
 \_\_\_\_\_ of the second part.

WITNESSETH, The said parties of the first part, in consideration of the sum of  
 Twenty five hundred (\$2,500) and \_\_\_\_\_ 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:

Lot twelve (12) in block five (5) in the Friend addition to Tulsa  
 Oklahoma according to the 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 H. F. Gross and Augusta B. Gross  
 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 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 that they will warrant and forever defend the title to the same unto said party 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 and the day and year above written.

Sign here H. F. Gross  
 Augusta B. Gross

STATE OF OKLAHOMA, } ss.  
 Clark County. } Before me, John S. Brown  
 a Notary Public in and for the said County and State, on this 21 day of Feb. 1910, personally  
 appeared H. F. Gross and Augusta B. Gross  
 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 May 4, 1912. Seal. John S. Brown  
 Clark Cochran Notary Public.