

General Warranty Deed Record 81.

COMPARED

TO

DEED—GENERAL WARRANTY.

STATE OF OKLAHOMA, Tulsa County, ss.

This instrument was filed for record on the 8th day
of Mar. A. D. 1912, at 2¹⁵ o'clock P.M.,
and duly recorded in book 81 on page 53
(Seal) H. C. Walkley
Reg. \$ in advance. H. C. Walkley
Register of Deeds.

This Indenture, Made this 7th day of March A. D. 1910
between James A. Yeager Sr., and Julia Yeager, his wife, of
Tulsa, Oklahoma
Tulsa County, in the State of Oklahoma, of the first part, and M. J. Frederick, of Tulsa,
Oklahoma
of the second part.

WITNESSETH, The said parties of the first part, in consideration of the sum of Four Hundred (\$400.00) and 75 Dollars,
the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said part of 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 4 in Block 2 in the Yeager Addition to the City
of Tulsa, Tulsa County, Oklahoma, according to
the Recorded plat 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 James A. Yeager Sr., and Julia Yeager
for their heirs, executors or administrators, do hereby covenant, promise and agree to and with said part of 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 part of 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 hands the day and year above written.

Sign here James A. Yeager Sr.
Julia Yeager

STATE OF OKLAHOMA, } ss
Tulsa County, } Before me,
a Notary Public in and for the said County and State, on this 7th day of March 1910, personally
appeared James A. Yeager, Sr. and Julia Yeager, 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.

(Seal)
My commission expires May 29, 1913.

Arthur Farmer
Notary Public.