

General Warranty Deed Record 81.

DEED—GENERAL WARRANTY.

STATE OF OKLAHOMA, Tulsa County, ss.

This instrument was filed for record on the 14 day of July, A. D. 1910, at 10³⁰ o'clock A. M., and duly recorded in book on page . Fee, \$ in advance. H. W. Walker Register of Deeds.

This Indenture, Made this 11th day of July, A. D. 1910, between F. B. Ufer, a single man

Tulsa County, in the State of Oklahoma, of the first part, and C. D. Hughes

of the second part.

WITNESSETH, The said part 1st of the first part, in consideration of the sum of Thirty Eight Hundred Dollars Dollars, the receipt of which is hereby acknowledged, do sell by these presents grant, bargain, sell and convey unto the said part 2d 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 (2) Two in Block (2) Two George B. Perryman Addition to the City of Tulsa, 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 Party of the First part, for himself for his heirs, executors or administrators, do sell hereby covenant, promise and agree to and with said part 2d of the second part, that at the delivery of these presents he is lawfully seized in his 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; Ex. cep. taxes and special assessments for the year 1910 and subsequent years and that he will warrant and forever defend the title to the same unto said part 2d of the second part his heirs and assigns, against said part 1st of the first part his their heirs and all and every person whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said part 1st of the first part ha hereunto set his hand the day and year above written. Sign here. F. B. Ufer

STATE OF OKLAHOMA, Tulsa County, ss. Before me, H. M. Fleetwood a Notary Public in and for the said County and State, on this 14 day of July, 1910, personally appeared F. B. Ufer and to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

My commission expires March 4th 1914 H. M. Fleetwood Notary Public.