

General Warranty Deed Record 81.

DEED—GENERAL WARRANTY.

STATE OF OKLAHOMA, Tulsa County, ss.

This instrument was filed for record on the 28 day of July, A. D. 1914, at 4 o'clock P.M.,

and duly recorded in book _____ on page _____

Fee, \$ _____ in advance, Seal H. H. H. H. H. Register of Deeds.

COMPARED

TO

This Indenture, Made this 25th day of June, A. D. 1914,
 between James D. Ward, a single man of Collinsville, Rogers
Tulsa County, in the State of Oklahoma, of the first part, and Jacob A. Leppke, of Tulsa, Kansas
 _____ of the second part.

WITNESSETH, The said part _____ of the first part, in consideration of the sum of
four thousand five hundred and no/100 (\$4,500.00) and _____ Dollars,
 the receipt of which is hereby acknowledged, do sell by these presents grant, bargain, sell and convey unto the said part _____ 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 (1/2) of southwest quarter (Sec 1) and southwest quarter (Sec 2) of
southwest quarter (Sec 3) of section one (1) township twenty one (21) north, range thirteen (13)
east of the Indian Base and Meridian containing one hundred twenty acres (20.20) more
or less.

This deed is given subject to a certain mortgage for \$1,000.00
to Harry Lee Taft, Trustee, dated September 24th, 1908, due December 1st, 1918, interest at
six percent, and to a certain second mortgage for \$203.70 dated September 24th,
1908 in favor of Harry Lee Taft, one half (1/2) of each of the mortgages to be assumed
by party of second part, and are made a part of the purchase price herewith.

also to a certain mortgage for \$1,000.00 in favor of Grant R. McChough
dated March 8th, 1910 due March 1st, 1915 with interest at six percent, same to
be assumed by party of second part and is made a part of the purchase price
herewith, also certain oil and gas mining leases, the same to be assumed by party
of second part, said party of second part to receive all rentals and royalties. First
party hereby assigns all his right, title, and interest in and to said oil and
gas mining leases to party of second part
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 D. Ward, a single man
 for himself, his heirs, executors or administrators, do hereby covenant, promise and agree to and with said part _____ 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 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; excepting as above set forth.

and that he will warrant and forever defend the title to the same unto said part _____ of the second part his heirs and assigns, against
 said part _____ of the first part his heirs and all and every person whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said part _____ of the first part have hereunto set his hand the day and year above written.

Sign here

James D. Ward

STATE OF OKLAHOMA,

Rogers County.Before me: M. F. Sliff

a Notary Public in and for the said County and State, on this 25th day of June, 1914, personally
 appeared James D. Ward, a single man of Collinsville, Rogers County,
Oklahoma 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 16th, 1914.

Seal M. F. Sliff

Notary Public.