

General Warranty Deed Record 81.

COMPARED
TO

DEED—GENERAL WARRANTY.

STATE OF OKLAHOMA, Tulsa County, ss.

This instrument was filed for record on the 1 day
of Aug. A. D. 1912, at 12:35 o'clock A.M.,
and duly recorded in book 2 on page 2.Fee, \$ 1.00 in advance. Seal H. B. Walkley
Register of Deeds.

This Indenture, Made this 30th day of July A. D. 1912.
between James D. Ward, a single man, of Collinsville, Rogers
Tulsa County, in the State of Oklahoma, of the first part, and Peter C. Hiebert, of Hillsboro, Kansas
of the second part.

WITNESSETH, The said part 1st of the first part, in consideration of the sum of
Twenty one hundred and 25/100 (\$21.00.00) and — Dollars,
the receipt of which is hereby acknowledged, do all by these presents grant, bargain, sell and convey unto the said part 2nd 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:

Lots three (3) and four (4) in section one (1) Township twenty one (21)
north, range thirteen (13) east of the Indian Base and Meridian, containing
80.96 acres, more or less.

This deed is given subject to a certain mortgage for \$600.00
executed by Thomas H. Collins and Leta V. Collins, his wife, to L. H. Kishner
dated August 1st, 1908, due August 1st, 1913. bearing six percent interest
the same to be assumed by party of the second part, and is a part of
the purchase price herewith. Also to a certain oil and gas mining lease
dated May 11th, 1907, executed by Thomas H. Collins to Julius Lyons of Kansas
City, the same lease to be assumed by party of the second part.

First party hereby transfers and assigns all his right, title and
interest in and to said lease unto party of the second part and
second party is to receive all rentals and royalties from this date.

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 heirs, executors or administrators, do all hereby covenant, promise and agree to and with said party 2nd 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 party 2nd of the second part his heirs and assigns, against
said part 1st of the first part 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 has 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 30th day of July 1912, 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 1914Seal M. F. Sliff

Notary Public.