

Deed Record, No. 87, Tulsa County.

COMPARED

This Indenture, Made this 23rd day of June A. D., 1912
between Thomas W. Lepard and Nettie, his wife

Tulsa County, in the State of Oklahoma, of the first part, and Frank C. Giddings

of the second part.

WITNESSETH, The said parties of the first part, in consideration of the sum of Eight Hundred and 800⁰⁰ 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:

The West 45 feet of Lot Eleven (11) in Block Four (4)
in Highlands Addition to Tulsa, Okla according to the plat
thereof filed and of record in the office of the Recorder in and for
the County of Tulsa and State of Oklahoma

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 Thomas W. Lepard and Nettie, his wife
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 lawfully seized in their own right of an absolute and inde-
feisible 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 uninumbered of and from all former grants, titles, charges, judgments, taxes, assessments and
incumbrances, of what nature and kind soever; except as to a certain lease dated Nov. 19th
1906

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 or their heirs, and and all 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 the day and year above written

Sign here Thomas W. Lepard
Nettie Lepard

STATE OF OKLAHOMA,

Tulsa County, } ss. Before me, the undersigned, a
Notary Public in and for the said County and State, on this 27th day of June 1912
personally appeared Thomas W. Lepard and Nettie Lepard, his wife
and to me known to be the identical person 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 29- 1912.

(Seal)

Francis Kumble

Notary Public.

By

DEED, GENERAL WARRANTY

STATE OF OKLAHOMA, } ss.
Tulsa County,

This instrument was filed for record on the 5 day of Aug
A. D. 1912 at 3²⁵ o'clock P. M., and duly recorded in book
on page Fee \$ in advance.

Hewitt

Seal

Register of Deeds.