

Deed Record, No. 87, Tulsa County.

UNRECORDED
This Indenture, Made this 16th day of August A. D. 1912
between L. A. Nitsche and Alice Nitsche his wife of Tulsa, Oklahoma

Tulsa County, in the State of Oklahoma, of the first part, and Floyd B. Paynes of Tulsa, Oklahoma

of the second part.

WITNESSETH, The said parties of the first part, in consideration of the sum of Seventeen Hundred (\$1700.00) and no/100 Dollars,

the receipt of which is hereby acknowledged, do — by these presents grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns, all of the following described real estate, situated in the County of Tulsa and

State of Oklahoma, to-wit: The westerly 25 feet of the easterly 50 feet of Lot one (1) Block Eighty-six (86) in the City of Tulsa, Tulsa County, Oklahoma, according to the official plat and survey thereof, more particularly described as beginning at the Northeastly Corner of said Lot 1 Block 86, and thence running in an Westerly direction along the northerly line of said Lot 1 a distance of 50 feet, thence in a southerly direction and parallel with the easterly line of said Lot, a distance of 100 feet to the southerly line thereof in an easterly direction along the southerly line of said Lot 1, and parallel with the northerly line thereof a distance of 25 feet thence in a northerly direction and parallel with the westerly line thereof a distance of 100 feet to the northerly line thereof to a point on said line which is 25 feet westerly from the North-easterly Corner of said Lot, 1 Block 86, Tulsa, 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 L. A. Nitsche and Alice Nitsche 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 are lawfully seized in their 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;

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 parties of the first part their heirs, 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 hands the day and year above written

Sign here

L. A. Nitsche

Alice Nitsche

STATE OF OKLAHOMA, }

Tulsa County, } ss.

Before me, Arthur Farmer, a

Notary Public in and for the said County and State, on this 16th day of August 1912

personally appeared L. A. Nitsche and Alice Nitsche

and they 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 - 1913

Arthur Farmer

Notary Public.

By

DEED, GENERAL WARRANTY

STATE OF OKLAHOMA, }
Tulsa County, } ss.

This instrument was filed for record on the 17 day of aug
A. D. 1912 at 10 o'clock A.M., and duly recorded in book
on page Rec \$ in advance.

H. C. Walkley

Register of Deeds.