

DEED RECORD

155

COMPARED

DEED—GENERAL WARRANTY

THIS INDENTURE, Made this 18th day of January, A. D. 1911, between R. E. Simmons and Blanche Simmons his wife of Tulsa, Oklahoma
Tulsa County, in the State of Oklahoma, of the first part, and J. H. Simmons

of the second part:

WITNESSETH, The said parties of the first part, in consideration of the sum of Fifteen Thousand and no 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:

An undivided one-third interest in the East forty feet of Lot five (5) Block One Hundred Six (106) in the original town of Tulsa, according to the recorded plat thereof

Provided that a ten foot strip off of the north end of this lot shall be used as a private alley to said property

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, forever.

And said R. E. Simmons and Blanche Simmons 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;

The above is subject to one-half of a \$10,000.00 mortgage 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 and 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 R. E. Simmons
Blanche Simmons

STATE OF OKLAHOMA, TULSA COUNTY, ss.

Before me, F. M. Brown, a Notary Public, in and for the said County and State, on this 17 day of January, A. D. 1911, personally appeared R. E. Simmons and Blanche Simmons to me known to be the identical persons 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 Feb 23-1913 Seal F. M. Brown Notary Public.

This instrument was filed for record on the 28th day of Jan, A. D. 1911, at 4²⁵ o'clock P. M.
Fee, \$.

By Ed Deputy. M. H. Kley Register of Deeds.