

## DEED RECORD

SAML DODSWORTH BOOK CO., LEAVENWORTH, KAN. NO. 20070

COMPARED

## DEED—GENERAL WARRANTY

THIS INDENTURE, Made this 2nd day of February, A. D. 1911, betweenH. T. Phillips and his wife Maggie Phillips

Tulsa County, in the State of Oklahoma, of the first part, and

H. L. Britton

of the second part:

WITNESSETH, The said parties of the first part, in consideration of the sum of

One Thousand Three Hundred Fifty and 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:

Lot One (1) in Block Sixteen (16) in the Second Addition  
to the City of Tulsa, Oklahoma, according to the  
recorded plat thereofTo 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 H. T. Phillips and Maggie Phillipsfor themselves, 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; except a mortgage on which there is a balance  
due of \$184.60 that the said H. L. Britton hereby assumes and covenants to payand 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 hands the day and year above written.Witnesses

Sign here

H. T. PhillipsMaggie Phillips

## STATE OF OKLAHOMA, TULSA COUNTY, ss.

Before me, Maudie Ranebottom, a Notary Public, in and for the said County and State,  
on this 2nd day of February, A. D. 1911, personally appearedH. T. Phillips  
and Maggie Phillipsto 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 November 1st 1914 Seal Maudie Ranebottom  
Notary Public.This instrument was filed for record on the 2 day of Feb, A. D. 1911, at 4:30 o'clock P. (M.  
Fee, \$.By Seal A. B. Walkley  
Deputy.

Register of Deeds.