

DEED RECORD

213

COMPARED

SAM'L DOWORTH BOOK CO., LEAVENWORTH, KAN. No. 20976

DEED—GENERAL WARRANTY

THIS INDENTURE, Made this 25th day of January, A. D. 1911, between

W. A. Downey, a single man of St. Louis Mo.

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

J. M. Flanagan of Tulsa, Oklahoma

of the second part:

WITNESSETH, The said part 1st of the first part, in consideration of the sum of

Four Hundred Fifty

and no DOLLARS,

the receipt of which is hereby acknowledged, do hereby these presents grant, bargain, sell and convey unto the said part 2^d 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:

all of Lot Thirteen (13) in Block Two (2) in Midway Addition to Tulsa, Oklahoma according to the recorded plat thereof

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 W. A. Downey a single man

for his heirs, executors or administrators, do hereby covenant, promise and agree to and with said part 2^d 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 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 he will warrant and forever defend the title to the same unto said part 2^d of the second part his heirs and assigns, against said part 1st of the first part his 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 his hereunto set his hand the day and year above written.

Sign here W. A. Downey

Missouri City of St. Louis
STATE OF OKLAHOMA, TULSA COUNTY, ss.

Before me, Sarah M. Hawley, a Notary Public, in and for the said City and State, on this 27th day of January, A. D. 1911, personally appeared

W. A. Downey

and he 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 June 3-1913 Seal Sarah M. Hawley Notary Public.

This instrument was filed for record on the 9 day of Feb, A. D. 1911, at 11³⁰ o'clock A. M.

Fee, \$ Seal H. B. Walkley Register of Deeds.

By Deputy.