

DEED RECORD

SAMPSON WORTH BOOK CO., LEAVENWORTH, KAN. NO. 20076

DEED—GENERAL WARRANTY

THIS INDENTURE, Made this 19th day of September, A. D. 1910, between

R. H. Hughes and Clara Hughes, his wife

Tulsa County, in the State of Oklahoma, of the first part, and *William D. Lee and*

Ora Lee, his wife

of the second part:

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

Thirty-eight Hundred

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 north west quarter of Section*

Eighteen (18) Township Sixteen (16) North and

Range Thirteen (13) East of the C.M.

The party of the first part hereby reserves one-

half (1/2) of all oil and gas rights and see to

get one-half (1/2) of Oil rental of \$316.00 to be paid

on April 13th 1911 party of second part is to have all

rental money paid as bonus for delay in drilling

but when oil is found or gas is found then

the party of first part is to receive one-half

of royalty for both oil and gas.

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

And said *R. H. Hughes and Clara Hughes* 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, *here* lawfully seized in *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 unencumbered of and from all former grants, titles, charges, judgments, taxes, assessments and incumbrances,

of what nature and kind soever; *except one note and mortgage payable* *to Ida Hussey, \$1500 due in Oct 1910*

and that they will warrant and forever defend the title to the same unto said party of the second part *their* 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 party of the first part has hereunto set their hand & the day and year first

Signature *R. H. Hughes*
Clara Hughes

STATE OF OKLAHOMA, TULSA COUNTY, ss.

Before me, *19th day of September A.D. 1910*, a Notary Public, in and for the said County and State, on this *19th day of September A.D. 1910*, personally appeared *R. H. Hughes and wife*

and *Clara Hughes*, 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 *in the manner and place and date above written*

My commission expires *July 28, 1914 (Seal)* *Henry Horner*
Notary Public.

This instrument was filed for record on the 6 day of *January* A. D. 1910, at 3 o'clock P. M.

Fee, \$

By

Deputy.

Seal *A. B. Halkley*
Register of Deeds.