

DEED RECORD

COMPARED

SAMP. DOWDNEY BOOK CO., LAYENWORTH, ILL. No. 20075

DEED—GENERAL WARRANTY

THIS INDENTURE, Made this 24th day of December, A. D. 1912, betweenJ. F. Kirkpatrick and Lillie Kirkpatrick, his wife

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

A. F. Ault

of the second part:

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

One (\$1.00)Dollars and other valuable considerations and 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:

As an undivided one half interest in and to the northerly fifty (50) feet of lot one (1) in Block one hundred and thirty five (135) of the city of Tulsa, Oklahoma, being more particularly described as follows:A part of lot one (1) in Block one hundred and thirty five (135) being a plat of land fifty (50) feet by one hundred and forty (140) feet having a frontage of fifty (50) feet on Main Street and a depth of one hundred and forty (140) feet to an alley and adjoining South Fourth Street with a uniform width of fifty (50) feet, all in said City, County and State.

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 J. F. Kirkpatrick and Lillie Kirkpatrick his wifefor themselves 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 taxes for 1912, special taxes and one half of a mortgage in the sum of ten thousand dollars on the said property, said mortgage being recorded in Book Page of the records of Tulsa County, of which said mortgage grantee assumes and agrees to pay \$500.00and 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 and the day and year above written.Sign here J. F. KirkpatrickLillie Kirkpatrick

STATE OF OKLAHOMA, TULSA COUNTY, ss.

Before me, the undersigned, a Notary Public, in and for the said County and State, on this 24th day of December, A. D. 1912, personally appearedJ. F. Kirkpatrickand Lillie Kirkpatrickto 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 June 15, 1913SealH. A. Reynolds

Notary Public.

This instrument was filed for record on the 8 day of March, A. D. 1912, at 11 o'clock A. M.

Fee, \$.

SealH. C. Halliday

Register of Deeds.

By

Deputy.