

DEED RECORD

SAMUEL DODD WORTH BOOK CO., LEAVENWORTH, KAN. NO. 20076

COMPARED

DEED—GENERAL WARRANTY

THIS INDENTURE, Made this 23rd day of January, A. D. 1917, between
Wm T. Baxter and wife Annie Baxter

Tulsa County, in the State of Oklahoma, of the first part, and Sam Fisher and
John Harkness

of the second part:

WITNESSETH, The said parties of the first part, in consideration of the sum of One Hundred Fifty and no 100 DOLLARS, the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns, all of the following-described real estate, situated in the County of Tulsa and State of Oklahoma, to-wit: Lot Three (3) in block twenty three (23) in the College Addition to the city of 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 Wm. T. Baxter and wife Annie Baxter for their heirs, executors or administrators, do hereby covenant, promise and agree to and with said parties 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;

and that they will warrant and forever defend the title to the same unto said parties 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 parties of the first part have hereunto set their hand the day and year above written.

Sign here Wm. T. Baxter
Annie Baxter

STATE OF OKLAHOMA, TULSA COUNTY, ss.

Before me, Roscoe Adams, a Notary Public, in and for the said County and State, on this 23rd day of February, A. D. 1917, personally appeared Wm T. Baxter and Annie Baxter and they 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 June 6th 1914 Seal Roscoe Adams Notary Public.

This instrument was filed for record on the 14th day of March, A. D. 1917, at 2:15 o'clock P. M.

Fee, \$: Seal H. C. Walkley Register of Deeds.

By: Deputy.