

DEED RECORD

429

SAML DODSWORTH BOOK CO., LEAVENWORTH, KAN. NO. 20075

DEED—GENERAL WARRANTY

THIS INDENTURE, Made this 18th day of March, A. D. 1911, between Charles W. Grimes and Josephine Grimes his wife

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

O. M. Lancaster and O. M. Ken

of the second part:

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

One dollar

and 0.00 DOLLARS,

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

The West one half (W 1/2) of the Southeast quarter (S E 1/4) of the Northeast quarter (N E 1/4) and the Northeast quarter of the Southeast quarter of the Northeast quarter (N E 1/4 of S E 1/4 of N E 1/4) all in Section Thirty Five (35) Township nineteen (19) N. Range Twelve (12) East Tulsa County Oklahoma containing thirty acres according to the U.S. Government survey.

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 Charles W. Grimes and Josephine Grimes his wife

for their heirs, executors or administrators, do hereby covenant, promise and agree to and with said part 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 as to a certain oil and gas lease thereon

leased by O. M. Lancaster and O. M. Ken

and that they will warrant and forever defend the title to the same unto said part of the second part their heirs and

assigns, against said part of the first part their heirs and all and every person whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said part of the first part have hereunto set their hand the day and year above written.

Sign here Charles W. Grimes

Josephine Grimes

STATE OF OKLAHOMA, TULSA COUNTY, ss.

Before me, Albert H. Bell

a Notary Public, in and for the said County and State,

on this 20th day of March

A. D. 1911, personally appeared Charles W. Grimes

and Josephine Grimes his wife

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.

they executed the same as their free and voluntary act

My commission expires Oct 29 - 1914

Seal Albert H. Bell

Notary Public.

This instrument was filed for record on the 22 day of March

A. D. 1911, at 3:15 o'clock P. M.

Fee, \$.

Seal H. E. Wakeley

Register of Deeds.

By Deputy.