

DEED RECORD

437

SAML DODSWORTH BOOK CO., (LEAVENWORTH, KAN. No. 20075)

COMPARED

DEED—GENERAL WARRANTY

THIS INDENTURE, Made this 15th day of March, A. D. 1911, between W. R. Ritchie Trustee

Tulsa County, in the State of Oklahoma, of the first part, and The First National Bank, a Corporation of Tulsa Oklahoma

of the second part:

WITNESSETH, The said part Y of the first part, in consideration of the sum of One dollar and other valuable consideration and DOLLARS, the receipt of which is hereby acknowledged, do as by these presents grant, bargain, sell and convey unto the said part Y of the second part, its heirs and assigns, all of the following-described real estate, situated in the County of Tulsa and State of Oklahoma, to-wit:

The E. 1/2 of the S.E. 1/4 of the S.W. 1/4, section 31, Twp. 20, Range 13, East meaning to convey all the unsold lots as of this date which has heretofore been platted and known as the Baird addition to the town of Tulsa embracing all the above described sub-division lying South of the Tulsa Right of Way, and all that part of the above described sub-division lying North of the Tulsa Right of Way.

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. R. Ritchie Trustee for his heirs, executors or administrators, do as hereby covenant, promise and agree to and with said part Y of the second part, that at the delivery of these presents it is lawfully seized in its 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 Y of the second part its heirs and assigns, against said part Y 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 Y of the first part has his herunto set his hand the day and year above written.

Sign here W. R. Ritchie Trustee

STATE OF OKLAHOMA, TULSA COUNTY, ss.

Before me, W. L. Wall Jr., a Notary Public, in and for the said County and State, on this 22 day of March, A. D. 1911, personally appeared W. R. Ritchie

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 Dec. 16 - 1911 Seal W. L. Wall Jr. Notary Public.

This instrument was filed for record on the 23 day of Mar, A. D. 1911, at 940 o'clock A. M. Fee, \$ Seal H. C. Warkley Register of Deeds.

By Deputy.