

## DEED RECORD

SAMUELS BOOK CO., LEAVENWORTH, KAN. No. 20975

## DEED—GENERAL WARRANTY

THIS INDENTURE, Made this 31st day of March, A. D. 1911, betweenA. E. Garza and Louisa F. Garza his wife

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

Claud Thompson

of the second part:

WITNESSETH, The said part 1st of the first part, in consideration of the sum ofSeven Thousand and Eight Hundred and no/100 DOLLARS,the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said part 2nd 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 south half of the southwest quarter of section eight, and the northeast quarter of the southeast quarter and the southeast quarter of the northeast quarter of the south east quarter of section seven, Township Twenty North Range Thirteen East being land recently conveyed by J. M. Riley to Grantors. This conveyance is made subject to three mortgages covering all or parts of said lands. One for the sum of Six Thousand and Thirty dollars dated Aug. 18th 1905 and extended to Nov. 1st 1913 bearing 8% interest by J. M. Riley to George Lehman One for \$1100. dated Sept. 19th 1908 also Nov. 1st 1913 with interest at 8% payable annually J. M. Riley to Rulla Stewart One for \$2500.00 dated Dec. 16-1910 also Nov. 1st 1913 with 7% interest payable annually by A. E. Garza and L. F. Garza to Edwin A. Walley which the grantee herein assumes and agrees to pay as a part of the above consideration, along with all interest accruing on same subsequent to December 16th 1910.

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 A. E. Garza and Louisa F. Garzafor themselves and their heirs, executors or administrators, do hereby covenant, promise and agree to and with said part 2nd of the second part,

that at the delivery of these presents 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; possession of same to begin grantee Jan. 1st 1912 for agricultural

purposes, should oil or gas be evolved on said premises the royalty arising from the lease of said lands shall be the property of the grantee herein from the beginning of production until and that they will warrant and forever defend the title to the same unto said part 2nd of the second part his heirs and

assigns, against said part 1st of the first part and their heirs and all and every person whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said part 1st of the first part have hereunto set their hands the day and year above written.Sign here A. E. GarzaLouisa F. Garza

## STATE OF OKLAHOMA, TULSA COUNTY, ss.

Before me, W. C. Bunch, a Notary Public, in and for the said County and State, on this 1st day of April, 1911, personally appeared

A. E. Garza  
and Louisa F. Garza his wife

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 March 24th 1915 Seal W. C. Bunch Notary Public.This instrument was filed for record on the 1 day of Apr., A. D. 1911, at 10:15 o'clock 9 A. M.Fee, \$ Seal H. C. Walkey Register of Deeds.By Seal Deputy.