

DEED RECORD

481

DEED—GENERAL WARRANTY

THIS INDENTURE, Made this first day of April, A. D. 1911, between E. N. Nickizis, Margaret E. Nickizis, D. A. Nickizis & Alice M. Nickizis

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

R. F. Schofield

of the second part:

WITNESSETH, The said parties of the first part, in consideration of the sum of (300.00) Three Hundred and 00/100 DOLLARS, the receipt of which is hereby acknowledged, do hereby 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:

Lot three (3) in Block Ninety five (95) in Tulsa, Tulsa Co., State of Okla., according to the old townsite plat

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 parties of the first part

for their 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 indefensible estate of inheritance, in fee simple, of 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 or kind soever;

and 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 party 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 hands the day and year above written.

Witnesses:

Sign here E. N. Nickizis
Margaret E. Nickizis
D. A. Nickizis
Alice M. Nickizis

STATE OF OKLAHOMA, TULSA COUNTY, ss.

Before me, Anne M. Hilliard, a Notary Public, in and for the said County and State, on this 13th day of April, A. D. 1911, personally appeared E. N. Nickizis, Margaret E. Nickizis, D. A. Nickizis and Alice M. Nickizis 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 Dec. 13, 1914 (seal) Anne M. Hilliard Notary Public.

This instrument was filed for record on the 1st day of April, A. D. 1911, at 2 5 o'clock P. M.
Fee, \$.

By (seal) H. B. Walker Deputy. Register of Deeds.