

DEED RECORD

509

SAML DODSWORTH BOOK CO., LEAVENWORTH, KAN. No. 20975

DEED—GENERAL WARRANTY

COMPARED

THIS INDENTURE, Made this 22^d day of March, A. D. 1911, between Cyrus S. Avery and Tessie M. Avery his wife of

Tulsa County, in the State of Oklahoma, of the first part, and C. H. Kuehner

of the second part:

WITNESSETH, The said part that of the first part, in consideration of the sum of one and other valuable considerations and whereof DOLLARS, the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said part y 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 north half of the southeast quarter and the southwest quarter of the northeast quarter of section 15 Township 19 North Range 12 East containing 120 acres more or less according to the U. S. Govt. survey 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 Cyrus S. Avery + Tessie M. Avery his wife for their heirs, executors or administrators, do hereby covenant, promise and agree to and with said part y 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; except subject to a mortgage of \$1500.00 made payable to

the Phoenix Mutual Life Insurance Company

and that they will warrant and forever defend the title to the same unto said part y of the second part his heirs and assigns, against said part is 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 is of the first part has their hereunto set their hand & the day and year above written.

Cyrus S. Avery
Tessie M. Avery

STATE OF OKLAHOMA, TULSA COUNTY, ss.

Before me, 3, a Notary Public, in and for the said County and State, on this 22^d day of March, A. D. 1911, personally appeared

Cyrus S. Avery
and Tessie M. Avery 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 January 13, 1914 Sec Lessie Chastain Notary Public.

This instrument was filed for record on the 7 day of April, A. D. 1911, at 9:30 o'clock A. M.

Fee, \$ (See) H. C. Warkley Register of Deeds.

By Deputy