

DEED RECORD

51

SAML DODSWORTH BOOK CO., LEAVENWORTH, KAN. No. 20976

DEED—GENERAL WARRANTY

THIS INSTRUMENT Made this 6th day of January 1911, A. D. 1911, between

B. G. Cunningham and Mattie C. Cunningham his wife

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

of the second part:

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

One (\$1.00) dollar and other consideration DOLLARS,

the receipt of which is hereby acknowledged, do by 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 twenty eight (28) and twenty nine (29) in Block Seventeen (17) of the Beng Addition to Tulsa, Oklahoma according to the recorded plat thereof together with the improvements thereon.

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 first parties (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 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 taxes for 1910 and thereafter which

second party assumes and agrees to pay.

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 hand the day and year above written.

Sign here B. G. Cunningham
Mattie C. Cunningham

STATE OF OKLAHOMA, TULSA COUNTY, ss.

Before me, Henry L. Reed, a Notary Public, in and for the said County and State, on this 6th day of Jan, A. D. 1911, personally appeared

and B. G. Cunningham 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.

My commission expires June 17, 1914 Seal Henry L. Reed Notary Public.

This instrument was filed for record on the 7 day of Jan, A. D. 1911, at 4:25 o'clock P. M.

Fee, \$ Seal H. H. Haskins Register of Deeds.

By Deputy.