

# DEED RECORD

557

SAND BOWWORTH DEED CO., LEAVENWORTH, KAN. No. 20075

COMPARED

## DEED--GENERAL WARRANTY

THIS INDENTURE, Made this 6th day of March, A. D. 1911, between Paul C. Van Horn and Minnie Van Horn his wife, of Missouri parties of the first part, Tulsa County, in the State of Oklahoma, of the first part, and Charles R. Miller and Frank J. Hansen of Smith Center, Smith County, Kansas of the second part:

WITNESSETH, The said part 1 of the first part, in consideration of the sum of One Thousand (\$1000.00) DOLLARS, the receipt of which is hereby acknowledged, do... by these presents grant, bargain, sell and convey unto the said part 2 of the second part, their heirs and assigns, all of the following-described real estate, situated in the County of Tulsa and State of Oklahoma, to-wit:

The southeast quarter of the southwest quarter of section two (2) Township Eighteen (18) north, Range thirteen (13) East. This deed conveys to each of the above named parties and undivided one half interest in the above described forty acres, subject to any existing valid lease for oil or agriculture

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 for their heirs, executors or administrators, do... hereby covenant, promise and agree to and with said part 2 of the second part, that at the delivery of these presents they 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 as to leases

and that they will warrant and forever defend the title to the same unto said part 2 of the second part their heirs and assigns, against said parties 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 1 of the first part have hereunto set their hand the day and year above written.

Sign here Paul C. Van Horn  
Minnie Van Horn

Missouri Audrain  
STATE OF OKLAHOMA, TULSA COUNTY, ss.

Before me, J. B. Armstrong, a Notary Public, in and for the said County and State, on this 6th day of March, A. D. 1911, personally appeared Paul C. Van Horn and Minnie Van Horn 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 April 5th 1911 Seal J. B. Armstrong Notary Public.

This instrument was filed for record on the 17 day of Apr, A. D. 1911, at 1 o'clock P. M. Fee, \$ Seal H. C. W. Petty Register of Deeds.

By... Deputy.