

DEED RECORD

577

SAM'L DODSWORTH BOOK CO., LAWRENCE, KAN. NO. 20076

COMPARED

DEED—GENERAL WARRANTY

THIS INDENTURE, Made this 24th day of April, 1911, between Charles Ostrander and Carrie O. Ostrander, husband and wife

Tulsa County, in the State of Oklahoma, of the first part, and J. B. Gullett

of the second part:

WITNESSETH, The said parties of the first part, in consideration of the sum of Thirty two hundred (\$3200.00) 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:

The north forty (40) feet of the West Eighty (80) feet of lot five (5) in Block One Hundred and sixty nine (169) in the city of Tulsa as shown by the government plat and survey thereof.
This deed is made to take the place of a former deed made by the same parties to the same parties, but in which no clause was contained regarding a mortgage of (\$771.00) held by the Fleming Investment Company which the parties waste assume and pay, thereby releasing Charles Ostrander and Carrie O. Ostrander from the payment of the same and this deed is made to cure that defect in the former deed.

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 Charles Ostrander and Carrie O. Ostrander for themselves 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 a mortgage of seven hundred and seventy one (\$771.00) to the Fleming Investment Co. of Tulsa, Kans, which the parties herein assume and agree to pay same having been paid to me by Charles Ostrander. 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 parties 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.

Sign here Charles Ostrander
Carrie O. Ostrander

STATE OF OKLAHOMA, TULSA COUNTY, ss.

Before me, A. B. Crewson, a Notary Public, in and for the said County and State, on this 24th day of April, 1911, personally appeared Charles Ostrander and Carrie O. Ostrander, husband and wife and 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 September 28th 1914 Seal A. B. Crewson Notary Public

This instrument was filed for record on the 24th day of April, A. D. 1911, at 3:25 o'clock P. M.

Fee, \$ Seal H. C. Warkley Register of Deeds.
By Deputy.