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DEED—General Warranty.

THIS INDENTURE, Made this 25th day of Feb'y, A. D. 1913, between W. J. Sheppard and Lilla V. Sheppard husband and wife

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

Lee Raughton

of the second part.

WITNESSETH, The said parties of the first part, in consideration of the sum of Two hundred and Sixty (\$260.00) and 25/100 DOLLARS, the receipt of which is hereby acknowledged, do by these presents Grant, Bargain, Sell and Convey unto the said part 3 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 Sixteen (16) in Block One (1) in East Lynn Addition to the City of Tulsa, Okla.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, forever.

And said W. J. Sheppard and Lilla V. Sheppard husband and wife for their heirs, executors or administrators, do hereby covenant, promise and agree to and with said part 3 of the second part, that at the delivery of these presents they were 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;

and that they will warrant and forever defend the title to the same unto said part 3 of the second part his heirs and assigns, against said part 3 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 3 of the first part has hereunto set their hand, the day and year above written.

Sign here

W. J. Sheppard
Lilla V. Sheppard

STATE OF OKLAHOMA, Tulsa County, SS.

Before me, Robert E. Lynch, a Notary Public in and for the said County and State, on this 26th day of February, 1913 personally appeared

W. J. Sheppard and Lilla V. Sheppard, his wife and they to me known to be the identical person 3 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 Jan 27 - 1914

Robert E. Lynch

Notary Public.

STATE OF OKLAHOMA, TULSA COUNTY, SS.

This instrument was filed for record on the 12 day of May, A. D. 1913, at 10 35 o'clock A. M., and duly recorded in Book on page 12 Fee, \$ 1.00 in advance.

(Seal)

Louis Chise

Register of Deeds.