

Know all Men by these Presents, THAT I, L. F. Wood
and Addie Wood his wife, of Red Fork in
Clondiker for and in consideration of the sum of
one hundred fifty DOLLARS,
to me in hand paid by Newton Grass at Red Fork
the receipt whereof is hereby acknowledged, have granted, bargained and sold, and do hereby Grant, Bargain, Sell and Convey unto the said Newton Grass
and unto his heirs and assigns, the following described real estate situated in
all of lot numbered (7) seven in Block numbered (43)
Tract three in Town of Red Fork Clondiker.

TO HAVE AND TO HOLD THE SAME unto the said Newton Grass and unto his heirs
and assigns forever, with all the privileges and appurtenances thereto belonging.
And we, the said L. F. Wood, Addie Wood for ourselves
and our heirs, executors, administrators and assigns, covenant with the said Newton Grass
his heirs and assigns, that we are lawfully seized in fee of the aforementioned premises; that they are free from all incumbrances; that we have good
right to sell and convey the same to the said Newton Grass as aforesaid; and that we
will and our heirs, executors, and administrators shall forever warrant and defend the title to said real estate against all lawful claims and demands whatever.
And I, the said Addie Wood wife of the said L. F. Wood
for and in consideration of the said sum of money, do hereby release and quit-claim, transfer and relinquish unto the said Newton Grass
and his heirs and assigns, all my right or possibility of dower in or to said lands.

The foregoing conveyance is on conditions: That, whereas, the said L. F. Wood and Addie Wood
is justly indebted to the said Newton Grass in the sum of
one hundred fifty DOLLARS, for borrowed money, evidenced by
one promissory note of even date herewith

Now, if the said L. F. Wood, and Addie Wood shall pay or cause said note to be paid,
with interest, according to the tenor and effect thereof, then this instrument to be null and void; otherwise to remain in full force and effect.

And it is hereby further stipulated that during the continuance of this instrument in force, the said L. F. Wood and Addie Wood
shall at all times keep all taxes fully paid, as required by law, and shall keep the buildings on said premises insured against loss or damage by fire and tornado in the sum of not less
than \$ 150.00, loss, if any, payable to the said Newton Grass as his interest may appear.

And it is further hereby agreed, that in case the said L. F. Wood and Addie Wood shall make default in
payment of taxes or of keeping said building insured as aforesaid, then the said Newton Grass
or his legal representatives, may pay such taxes, and effect such insurance, and the amount necessarily expended thereby, with interest at 8 per cent, per annum
from the date of such expenditure until repaid shall be considered a sum, the repayment of which is intended to be hereby secured. And we hereby waive all rights of appraisal
or redemption to which we are entitled under the Acts of the Legislature, approved March 17, 1870, and March 17, 1883, respectively.

And if default be made in payment of the sums hereby secured at maturity, or when the same or either of them becomes due and payable, then the said grantee, or
his assign, agent or attorney, shall have power to sell said property at public sale, to the highest bidder, for cash, in hand
public notice of the time and place of said sale having first been given 30 days, by advertising

in some newspaper published in said Red Fork Clondiker or by printed or written handbills posted up in
public places in said city; at which sale the said grantee or assignee may bid and purchase as any third person might do; and we hereby authorize the said grantee or assignee to
convey said property to any one purchasing at the said sale, and the receipt of his deed of conveyance shall be taken as prima facie true, and the proceeds of said sale shall be
applied, first, to the payment of all costs and expenses attending said sale; second, to the payment of said debt and interest; and the remainder, if any, shall be paid to said grantors.

Witness our hands on this 24 day of May A. D. 1907

L. F. Wood

Addie Wood

ACKNOWLEDGMENT.

UNITED STATES OF AMERICA,

Western ss.On this 24 day of May A. D. 1907, beforeI, J. O. Brown a Notary Public within and for the above District
duly commissioned and acting, appeared in person L. F. Woodto me personally well known as the person whose name appears upon the within and foregoing deed of conveyance as the part grantor, and stated to me that he
had executed the same for the consideration and purposes therein mentioned and set forth as his free voluntary act and deed, and I do hereby so certify.And I further certify that on the same day voluntarily appeared before me Addie Wood
wife of the said L. F. Wood the grantor herein, to me well and personally known as the person whojoined the said Addie Wood in making this conveyance, and in the absence of her said husband stated
and declared to me that she had of her own free will joined in the execution of the same, and had signed and sealed the relinquishment of dower and homestead therein expressed
for the purpose and consideration therein contained and set forth, without compulsion or undue influence of her said husband.In Testimony Whereof, I have hereunto set my hand and seal of office as such Notary Public at the town of Red Fork Clondiker
the day and year last above written.(SEAL) My commission expires 2/21/1911A. D. 1907J. O. Brown Notary Public.Filed for record May 25 1907, at 8 o'clock A. M.O. H. Lintz
Deputy Clerk and Ex-Officio Recorder.