

Know all Men by these Presents, THAT I, Chris. C. Mugee

And Sarah A. Mugee his wife, of Tulsa in Oklahoma for and in consideration of the sum of Eight hundred and forty dollars DOLLARS, to Richardson Brothers Lumber Co. of Kansas City Mo. the receipt whereof is hereby acknowledged, have Granted, Bargained and Sold, and do hereby Grant, Bargain, Sell and Convey unto the said Richardson Brothers Lumber Co. and unto his heirs and assigns, the following described real estate situated in the City of Tulsa, Tulsa County, Oklahoma, to wit:
The east half (1/2) of lot two (2) in block two (2),
according to the government survey of the original town of Tulsa,
Indian Territory.

TO HAVE AND TO HOLD THE SAME unto the said Richardson Brothers Lumber Co. and unto his heirs and assigns forever, with all the privileges and appurtenances thereto belonging.

And we, the said Chris. C. Mugee and Sarah A. Mugee for ourselves and our heirs, executors, administrators and assigns, covenant with the said Richardson Brothers Lumber Co. his heirs and assigns, that they lawfully seized in fee of the aforegranted premises; that they are free from all incumbrances; that they have good right to sell and convey the same to the said Richardson Brothers Lumber Co. as aforesaid; and that they will and their heirs, executors, and administrators shall forever warrant and defend the title to said real estate against all lawful claims and demands whatever. That receipt is given in full of all money advanced amounting to \$500.00
 And I, the said Chris. C. Mugee for and in consideration of the sum of money, do hereby release and quit claim, transfer and relinquish unto the said Richardson Brothers Lumber Co. 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 Chris. C. Mugee and Sarah A. Mugee are justly indebted to the said Richardson Brothers Lumber Co. in the sum of Eight hundred and forty dollars DOLLARS, for borrowed money, evidenced by promissory note of even date herewith with interest from date at 5% per annum until paid.

Now, if the said Chris. C. Mugee and Sarah A. Mugee 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 Chris. C. Mugee and Sarah A. Mugee 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 \$500.00; loss, if any, payable to the said Richardson Brothers Lumber Co. as his interest may appear.

And it is further hereby agreed, that in case the said Chris. C. Mugee and Sarah A. Mugee shall make default in payment of taxes or of keeping said building insured as aforesaid, then the said Richardson Brothers Lumber Co. or its legal representative, may pay such taxes, and effect such insurance, and the amount necessarily expended therefor, with interest at 5% 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, 1879, 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 its assign, agent or attorney, shall have power to sell said property at public sale, to the highest bidder, for cash, in at front door of the Court House in Tulsa, Oklahoma public notice of the time and place of said sale having first been given 30 days, by advertising in some newspaper published in said Oklahoma or by printed or written handbills posted up in the 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 recitals 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 13th day of January A. D. 1907.

Chris. C. Mugee Sarah A. Mugee

ACKNOWLEDGMENT.

UNITED STATES OF AMERICA, } ss.

Tulsa County, Oklahoma On this 13th day of January A. D. 1907, before Wm. Query a Notary Public within and for the above Tulsa County duly commissioned and acting, appeared in person Chris. C. Mugee and Sarah A. Mugee

to 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 they had executed the same for the consideration and purposes therein mentioned and set forth as their free voluntary act and deed, and I do hereby so certify.

And I further certify that on the same day voluntarily appeared before me wife of the said the grantor herein, to me well and personally known as the person who joined the said Sarah A. Mugee 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 or 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 Tulsa the day and year last above written.

(SEAL) My commission expires 11/22 A. D. 1911.

Wm. Query Notary Public.

Filed for record Jan. 13 1907, at 4:30 o'clock P. M.

Seal H. B. Trickey Reg. of Mort. Deputy Clerk and Ex. Officer Recorder.