

Hakins, to G. T. Braden for Eighty acres of land in Lynn Lain Township, Tulsa County, Oklahoma, bearing date the seventh day of January A.D. 1909, recorded in Record 53 at page 257 hereby cancel and annul said lease by mutual agreement with said G.T. Braden; and the said lessee, and those claiming under same, are hereby released from all claims and payments thereunder forever.

Witness the following signatures and seals this sixth day of April A.D. 1910.

G.T. Braden (seal)

George Hakins (seal)

State of Oklahoma, County of Tulsa, SS

Before me, a Notary Public in and for said county and State, on this, the 6th day of April 1910, personally appeared G.T. Braden, to me known to be the identical person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed, for the uses and purposes therein set forth.

(seal)

Charles R. Gilmore, Notary Public.

My commission expires Oct 1, 1913.

Filed for record at Tulsa, Okla. Jul. 16, 1910 at 9:50 O'clock A.M.

H C. Walkley, Register of deeds (seal)

WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS: That I, Sarah Roberson, a ^{single} married woman, of Tulsa County, Oklahoma, for and in consideration of the sum of Four Thousand Five Hundred Dollars, (\$4500.00) cash in hand to me paid by Perry Messinger, of Wayne County, New York, the receipt whereof is hereby acknowledged, do by these presents give, grant, bargain, sell and convey unto the said Perry Messinger, his heirs and assigns, the following described real estate, situate in Tulsa County and State of Oklahoma, to-wit:

The Easterly Ninety (90) feet of Lot One (1) of block Eighty-five (85) situate at the Southwest Corner of East ^{First} Fifth Street and Frankfort Avenue, in the City of Tulsa, Oklahoma, the same being a rectangular piece of ground extending Ninety (90) Feet on East ^{First} Fifth Street, and One hundred (100) Feet on Frankfort Avenue:

TO HAVE AND TO HOLD the same, together with all and singular the tenements and appurtenances thereunto belonging or in any wise appertaining, unto the said Perry Messinger, his heirs and assigns forever. And I, the said Sarah Roberson, for myself, my executors and administrators, do hereby covenant, promise and agree to and with the said Perry Messinger, his heirs and assigns forever, that, at the delivery of these presents, I am lawfully seized in my own right of an absolute and indefeasible estate of inheritance in fee simple of, in and to all and singular the above described premises, and of all the appurtenances thereon and thereunto belonging; that the same are free, clear, discharged and unencumbered of and from all former grants, titles, charges, judgments, taxes, assessments and encumbrances of whatsoever nature and kind, and that I will forever warrant and defend the title to the same unto the said Perry Messinger, his heirs and assigns forever, against all lawful claims whatsoever.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 16 day of July, 1910.

Sarah Roberson

COMPARED