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This Indenture, Made this 15<sup>th</sup> day of March, A. D. 1897,  
between Charles A. Dever (unmarried)

of Cowley County, in the State of Kansas, of the first part,  
and W. A. Walford

of \_\_\_\_\_ County, in the State of \_\_\_\_\_, of the second part,

Witnesseth, That said party \_\_\_\_\_ of the first part, in consideration of the sum of  
Two hundred & seventy five # \_\_\_\_\_ And 100 DOLLARS,  
the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto said  
party \_\_\_\_\_ of the second part, his heirs and assigns, all the following-described real estate, situated in the  
County of Cowley and State of Kansas, to wit:

Beginning at a point Eighty four (84) feet East of the North West Corner of Block Eight (8) Manning's addition to the City of Winfield; thence South parallel with Mill Street One hundred (100) feet; thence East parallel with Eighth Avenue to the Right of Way of the St. Louis and San Francisco Railway; thence in a North Easterly direction along said Right of Way to Eighth Avenue; thence West along Eighth Avenue to the point of beginning all in Mc Muller's sub-division of Block Eight (8) of Manning's addition to Winfield.

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 A. Dever for himself, his heirs, executors or administrators, does hereby covenant, promise and agree, to and with said party \_\_\_\_\_ of the second part, that at the delivery of these presents he has lawfully seized in his own right, of an absolute and indefeasible estate of Inheritance, in fee simple, of and in 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 and other grants, titles, charges, estates, judgments, ~~taxes, assessments and incumbrances~~, of what nature or kind soever;

and that he will warrant and forever defend the same unto said party \_\_\_\_\_ of the second part, his heirs and assigns, against said party \_\_\_\_\_ of the first part, his heirs, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

In Witness Whereof, The said party \_\_\_\_\_ of the first part has hereunto set his hand, the day and year first above written.

Charles A. Dever

**DEED.**

General Warranty.

FROM

*Charles A. Deane*

TO

*W. M. Wolford*

*Not worth the paper*

Entered in Transfer Record in my office, this *17* day of *March*, A. D. 18*97*.

*10 cts. J. J. Neal* County Clerk.

State of Kansas, *Cowley* County, ss.

This instrument was filed for record on the *17* day of *March*, A. D. 18*97*.

at *2:30* o'clock *P.* M., and duly recorded in

Book *57*, on page *220*.

Fee, \$ *05* Paid *CE*

*J. D. Mauer* Register of Deeds.

*Pay to J. D. Mauer*  
*for recording*

Entered according to act of Congress, in the year 1879, by Geo. W. Crane and Henry M. Spaulding, in the office of the Librarian of Congress, at Washington.

Geo. W. Crane & Co., PRINTERS AND BINDERS, TOPEKA, KAS.

Wolford

State of Kansas, *Cowley* County, ss.  
BE IT REMEMBERED, That on this *16<sup>th</sup>* day of *March*, A. D. 18*97*, before me, the undersigned, a *Notary Public* in and for the County and State aforesaid, came *Charles A. Deane (unmarried)*



who *is* personally known to me to be the same person... who executed the within instrument of writing, and such person... duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

*W. M. Wolford*

*W. M. Wolford* Notary Public.  
(Term expires *April 16<sup>th</sup>*, 18*98*.)

W I L L .

I, Ella Mary Wolford, of Winfield, Cowley County, Kansas, being of sound mind and memory, and realizing the uncertainty of life and the certainty of death, do make this my last WILL and TESTAMENT, hereby revoking and annulling any and all former wills and devises by me made.

FIRST. I direct and order that all of my just debts, including the expenses of my last sickness and funeral, be first paid.

SECOND. I devise, bequeath and give to my son Harold Henry Wolford, my liberty bond for One Thousand (\$1000) Dollars, if I still have it at my death, and in the event that I have cashed or otherwise disposed of the same, the sum of One Thousand (\$1000) Dollars in cash, the same to be held as hereinafter set out.

THIRD. I devise, bequeath and give to my daughter, Hazel Lucille Wolford Garrety, the sum of One Thousand (\$1000) Dollars.

FOURTH. I devise, bequeath and give to the two children of my husband, William H. Wolford, (they being my step-children), namely: Irene Marguerite Wolford Bermudes and Richard Darel Wolford, and also to Harold Henry Wolford, the last named being my son, the sum of Nine Hundred (\$900) Dollars each.

FIFTH. All that remains after disbursing as hereinbefore set out I give to my two children, Hazel Lucille Wolford Garrety and Harold Henry Wolford to be divided equally between them.

Should my estate, at my death, be insufficient in amount to pay the bequests heretofore set out, then in that event, each of the legatees shall receive their amounts proportionately.

SIXTH. I desire and order that whatever goes to my son Harold Henry Wolford shall be held for him on interest until he shall arrive at the age of thirty (30) years and then the same with accumulated interest to be given to my said son as I hope and think that by the time he reaches that age he will be mature enough to be able to manage same.

SEVENTH. I hereby designate and appoint J.W. Hanlen, if living, and if not, H.H. Hanlen, Executor of this my last WILL and TESTAMENT.

IN WITNESS WHEREOF, I have hereunto set my hand and publish and declare this to be my last WILL and TESTAMENT in the presence of the witnesses named below, this the 5th day of July, A.D., 1924, in the City of Winfield, Cowley County, Kansas.

Ella Mary Wolford

We, Celia N. Hanlen, and Elvie J. Cairns, do hereby certify that the above named Ella Mary Wolford, signed the above instrument in our presence and published and declared the same to be her last WILL and TESTAMENT, and that we at her request and in her presence and in the presence of each other have hereunto signed our names as subscribing witnesses, this the 5th day of July, A.D., 1924, at the City of Winfield, Cowley County, Kansas.

Celia N. Hanlen

Elvie J. Cairns

STATE OF WASHINGTON, }  
COUNTY OF WHATCOM, } ss.

On this 14th day of November A. D. 1901

before me, the undersigned, Notary Public  
in and for said County and State, personally came Hattie McGinnis  
and her husband John D. McGinnis  
to me known to be the individual described in, and who executed the within instrument and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes herein mentioned.

And the said Hattie McGinnis wife of said John D. McGinnis upon an examination by me, separate and apart from her husband, when the contents of said instrument were by me fully made known unto her, acknowledged that she did voluntarily, of her own free will, and without the fear of or coercion from her husband execute the same.

Witness my hand and official seal the day and year in this Certificate first above written.

Emory McGinnis  
Notary Public in and for the State of Washington.  
Residence, Whatcom, Wash.



AUDITOR'S FORM.

WARRANTY DEED.

—FROM—  
Hattie and John D. McGinnis  
—TO—  
M. C. Wolford

STATE OF WASHINGTON, } ss.  
COUNTY OF WHATCOM }  
I hereby certify that the within instrument was filed for record in the office of the Auditor of Whatcom County, State of Washington, at the request of Hattie and John D. McGinnis on the 14th day of November A. D. 1901 at 11 o'clock AM and it was recorded in Volume 177 Deeds, page 107 of the records of said County.

By M. C. Wolford  
Auditor of Whatcom County, Wash.  
Record Fee, \$ 1.00  
This Deed should be filed at once for Record with the Auditor of Whatcom County.

Emory McGinnis  
Notary

WARRANTY DEED.

This Indenture, Made this fourteenth (14) day of November in the year of Our Lord one thousand nine hundred one (1901)

BETWEEN Hattie McGinnis and her husband,  
John D. McGinnis of Watcom, Watcom Co.,  
the part ies of the first part, and

W. B. Wolford  
the party of the second part.

Witnesseth, That the said part ies of the first part, for and in consideration of the sum of Two hundred and <sup>no</sup> <sub>100</sub> DOLLARS, currency of the United States to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents, Grant, Bargain, Sell, Convey and confirm unto the said party of the second part, and to his heirs and assigns, the following described tract, lot and parcel of land, situate, ~~being and being in the County of Whitman, State of Washington,~~ and particularly bounded and described as follows, to-wit:

Beginning at the North West corner of Block No. (8) Eight, Morning Addition to Winfield, Kansas, thence East along 8<sup>th</sup> Avenue Eighty four feet (84 ft), thence South parallel to Mill Street One Hundred feet (100 ft), thence West parallel to Eighth (8<sup>th</sup>) Avenue Eighty four feet (84 ft) to Mill Street, thence North along Mill Street One Hundred feet (100 ft) to place of beginning; (also described as the North One Hundred (100) feet of Lots Eighteen (18) Nineteen (19) and Twenty (20) and Nine (9) feet off the West side of Lot Seventeen (17) (more length as previous Lots), McGinnis Subdivision of Block 8, Winfield

TOGETHER, with the appurtenances, to have and to hold the said premises, with the appurtenances unto said party of the second part, and to his heirs and assigns forever.

And the said part ies of the first part their heirs, executors and administrators, do by these presents covenant, grant and agree to and with the said party of the second part, his heirs and assigns, that they the said part ies of the first part their heirs, executors and administrators, all and singular, the premises, herein above conveyed, described and granted, or mentioned, with the appurtenances unto the said party of the second part his heirs and assigns, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof no shall and will WARRANT and forever DEFEND.

In witness whereof, the said part ies of the first part have hereunto set their hand and seal the day and year first above written.

Signed, Sealed and Delivered,  
IN PRESENCE OF  
Hattie McGinnis Seal  
John D. McGinnis Seal  
Emma McGinnis

Know all men by these presents.

That Ella M. Wolford, party of the first part, has agreed to sell and  
Orle K. Welty, party of the second part has agreed to purchase the follow-  
ing described real estate situated in Cowley County, Kansas to wit:

All of lots 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 in block 5 in Mc-  
Mullen's Sub-division in Winfield, west of the right of way of the San  
Francisco & St. Louis railroad, for the sum of \$2700 on payments and ac-  
cording to the terms herein after set out.

\$200 cash in hand the receipt whereof is hereby acknowledged.

\$20 & int. on \$2500 for 1 month at 7% amounting to \$34 58 to be paid 10-1-20.
\$20 & " " \$2480 " 1 " " 7% " " \$34 46 " " " 11-1-20.
\$20 & " " \$2460 " 1 " " 7% " " \$34 34 " " " 12-1-20.
\$20 & " " \$2440 " 1 " " 7% " " \$34 22 " " " 1-1-21.
\$20 & " " \$2420 " 1 " " 7% " " \$34 10 " " " 2-1-21.
\$20 & " " \$2400 " 1 " " 7% " " \$33 98 " " " 3-1-21.
\$20 & " " \$2380 " 1 " " 7% " " \$33 86 " " " 4-1-21.
\$20 & " " \$2360 " 1 " " 7% " " \$33 74 " " " 5-1-21.
\$20 & " " \$2340 " 1 " " 7% " " \$33 62 " " " 6-1-21.
\$20 & " " \$2320 " 1 " " 7% " " \$33 50 " " " 7-1-21.
\$20 & " " \$2300 " 1 " " 7% " " \$33 38 " " " 8-1-21.
\$20 & " " \$2280 " 1 " " 7% " " \$33 24 " " " 9-1-21.
\$20 & " " \$2260 " 1 " " 7% " " \$33 12 " " " 10-1-21.
\$20 & " " \$2240 " 1 " " 7% " " \$33 00 " " " 11-1-21.

And so on each month the sum of \$20 and interest at 7% for month on all  
unpaid principal. Privelege bein given 2nd. party to pay \$20 or any multiple  
thereof at any payment date principal and interest to be reduced in propor-  
tion.

Second party shall keep said property insured to satisfaction of first party  
meet all taxes and assessments as same become due and payable and keep said  
premises in proper repair. A copy of this contract together with a regular  
warranty deed to these premises shall be place in Cowley County National  
Bank where payments are to be made by second party.

If second party shall fail to make any payments when same become due and  
payable or otherwise fail to conform to any of the agreements on his part  
herein assumed and such failure shall continue for a period of 30 days the  
said bank shall on demand of 1st. party return said contract and deed to 1st.  
party and all payments made by second party shall be taken as rent due to  
1st. party for said premises to the date of such default and 2nd. party agrees  
in event of such failure for a period of 30 days on demand from 1st. party  
for possession to at once yield possession to first party without other

notice than such demand for possession any and all other notice being hereby waived.

When second party shall have conformed to all the agreements on his part herein on completion of the payment of the sum herein set out the said bank shall deliver the said deed and copy of contract placed with said bank together with an abstract of title to said real estate showing merchantable title in first party brought down to date, to second party. In Witness whereof the said parties have hereunto set their hands this 1st. day of September 1920.

Ella M. Wolford  
Eric K. Melty



Drexell 5719

# Agreement

THIS AGREEMENT, made and entered into this 5 day of Sept, 1939  
by and between Brown W. Jorcheis Party of the First Part  
and Hazel L. Garrety of 2004 E 58<sup>th</sup> St Huntington Park Calif. Party of the Second Part.

WITNESSETH:

WHEREAS, Party of the second part is desirous of availing himself of the provisions of the Act of Congress passed February 25, 1920, known as Public Act 146 and approved March 11, 1920, together with all amendments supplementary thereto including the Amendatory Act of August 21, 1935 (Public No. 297<sup>1/2</sup>) in procuring a location and lease thereunder in certain tracts of land in.....  
Wyoming - (39-63)

WHEREAS, Party of the first part has the necessary experience, knowledge and personnel in arranging for such filing and location, and

WHEREAS, Party of the second part desires to employ Party of the first part for the purposes stated.

IT IS HEREBY AGREED that Party of the first part will cause to be performed the necessary services and make the disbursements requisite to locate or cause to be located for the party of the second part under the aforementioned Act and Amendments. 80 acres in the State of Wyoming

IN CONSIDERATION for the performance of the services specified hereinabove and for the tendering of fees necessary to said appropriation, which fees shall include the location fees, filing fees, and surveying fees, together with First Party's fee for the services to be rendered therein, it is agreed that Party of the second part shall pay not in excess of \$1.25 per acre to Party of the first part. It is understood and agreed when the serial number is returned from the United States Land Office, the services of the Party of the first part shall have been completed and all monies paid for such services shall be deemed fully earned. It is mutually understood that it is necessary by law that Party of the second part shall provide, and he agrees to provide, a true affidavit of citizenship, stating whether he is native-born or naturalized, and if naturalized, then Party of the second part shall furnish a true certified copy of naturalization papers. Party of the second part has appointed an Attorney in Fact whom he has authorized to sign and act on his or her behalf, in all matters except in the sale or assignment of the lease. Furthermore, Party of the second part states and represents that he or she has no holding or subsisting holding on this geological structure that would cause conflict in the above-mentioned filing.

IT IS FURTHER AGREED that if for any reason Party of the first part fails to cause to have this filing put on record in the United States Land Office of the State of Wyoming receiving a serial number for same, the Party of the first part hereby agrees to refund all monies received by Party of the first part upon demand, to Party of the second part.

*Order full for Filing*  
*BW Jorcheis*

Brown W. Jorcheis  
Party of the First Part  
Hazel L. Garrety  
Party of the Second Part  
Address 2004 E 58<sup>th</sup> St.  
Huntington Park Calif