

This Indenture, Made this 5th day of March A. D. 1928, between Edwin M. Arnold and Eleanor Arnold husband and wife of Tulsa County, in the State of Oklahoma, of the first part, and Effie M. Ingraham of Tulsa County, Oklahoma of the second part,

WITNESSETH, The said part 2^d of the first part, in consideration of the sum of Twentyeight Hundred \$ 80.00 and 2 DOLLARS, the receipt whereof is hereby acknowledged, do by these presents Grant, Bargain, Sell and Convey unto the said part 2^d of the second part, her heirs and assigns, all of the following described real estate, situated in the County of Tulsa and State of Oklahoma, to-wit:

The south twenty five feet 25 ft of Lot One and the north twelve and one half 12 1/2 feet of Lot two (2) in Block one hundred sixty four (164) in the City of Tulsa same being a tract of land having a frontage of thirty seven and one half (37 1/2) feet on Cincinnati Avenue in said City of Tulsa and a depth of One Hundred forty feet to an alley. This deed is subject to one mortgage now against said premises in amount of \$5.00 to J. M. Cannon April 15th 1908 which the grantee herein hereby assumes as a part of the purchase price hereof.

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 Edwin M. Arnold and Eleanor Arnold for themselves for their heirs, executors or administrators, do hereby covenant, promise and agree to and with said part 2^d of the second part, that at the delivery of these presents they are 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 ^{and other} grants, titles, charges, ^{with} judgments, taxes, assessments, and incumbrances of what nature and kind soever except the mortgage above mentioned and that they will warrant and forever defend the ~~title~~ to the same unto said part 2^d of the second part, her heirs and assigns, against said part 2^d 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 2^d of the first part have hereunto set it hands, the day and year first above written.

(Sign here)

Edwin M. Arnold
Eleanor Arnold

STATE OF OKLAHOMA, } ss. BEFORE ME, W. D. Abbott a Notary Public
Tulsa County. } in and for said County and State, on this 5th day of March 1928, personally appeared Edwin M. Arnold and Eleanor Arnold to me known to be the identical persons 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. I have issued my hand officially this 5th day of March 1928

My commission expires December 18 - 1928

W. D. Abbott Notary Public

This instrument was filed for Record on the 4 day of April A. D. 1928, at 10¹⁵ o'clock A. M.

By H. G. Hally Deputy.

Register of Deeds.