

THIS INDENTURE, Made this 24th day of April A. D. 1922, between
 Ida B. Lewkowitz and L.D. Lewkowitz her husband

Tulsa, Tulsa

County, in the State of Oklahoma, party of the first part, and

L.H. Agard

party of the second part.

WITNESSETH: That in consideration of the sum of Eight Hundred and forty five and no/100

(\$845.00)

DOLLARS,

the receipt whereof is hereby acknowledged, said part 1st of the first part, do hereby presents, grant, bargain, sell and convey unto said part 2d of the second part, her heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

The North 45 feet of lots one and two, block 1F, Irving Place, Addition to the city of Tulsa, according to the recorded plat thereof. The real consideration for the execution and delivery of this deed is that second party shall and hereby agrees to erect and complete within 90 days from date hereof, on said property a five room modern frame dwelling and first parties hereby retain a vendor's lien on said property for \$845.00 as shown by note, payable at the rate of \$35.00 per month first payment due sixty days after date hereof, together with interest at eight per cent per annum; first parties agree to release same when second party has secured a straight loan on said property for not more than \$2000.00 for a term of three years and second party agrees to execute to first parties a mortgage for the amount shown by said vendor's lien, payable in same manner as lien immediately upon the release of said lien, which said mortgage shall be subject only to the first mortgage above mentioned.

INTERNAL REVENUE

\$

Cancelled

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, forever.

And said Ida Lewkowitz, and L.D. Lewkowitz their heirs, executors or administrators, do hereby covenant, promise and agree to and with said part 2d of the second part, that at the delivery of these presents that they are lawfully seized in their 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 and discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT unmatuted special assessments

and that they will warrant and forever defend the same unto the said part 2d of the second part, her heirs and assigns, against said part 1st of the first part, their heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said part 1st of the first part ha ve hereunto set their hand s the day and year first above written.

Ida B. Lewkowitz

L.D. Lewkowitz

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, Lewis G. Melone, a Notary Public in and for said County and State on this 24th

day of April 1922, personally appeared

Ida B. Lewkowitz and L.D. Lewkowitz her husband they to me known to be the identical person s 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.

Witness my hand and the official seal the day and year last above written.

My commission expires Feb. 4th 1925 (SEAL) Lewis G. Melone Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record, this the 22nd day of May 1922, at 2:00 o'clock P.M.

Book 400, Page 195

Chas. Haley

Deputy.

(SEAL) O.D. Lawson

County Clerk.