

The New Dispatch Print & Audit Co., Shawnee, Okla.

COMPARED

THIS INDENTURE, Made this 14th day of July, A. D., 1924, between

R. B. Downing and Marie Downing his wife,

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

Ethel Monasmith party of the second part

WITNESSETH: That in consideration of the sum of Four Thousand Eight Hundred and no/100 (\$4800.00) DOLLARS,

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

The West Thirty Three and One Third Feet (33 1/3)
of Lot Two (2) Block Twelve (12) in Highland
Addition to the city of Tulsa, Tulsa County,
Oklahoma, according to the recorded plat thereof.

INTERNAL REVENUE
\$ 3.80
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 R. B. Downing his wife their heirs, executors or administrators, do hereby covenant, promise and agree to and with said part 2nd of the second part that at the delivery of these presents that they 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

A first mortgage in the sum of \$2200.00 payable to the Home Building and Loan association which the party of the second part assumes and agrees to pay. All taxes and special assessments hereafter to mature. The right of ingress and egress is reserved on the East 3 1/2 feet for the purpose of a partnership driveway.

and that they will warrant and forever defend the same unto the said part 2nd of the second part, his 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 have hereunto set their hand the day and year first above written.

R. B. Downing

Marie Downing

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, Harold J. Sullivan, a Notary Public in and for said County and State on this 14th

day of July, 1924, personally appeared

R. B. Downing

and Marie Downing his wife,

to me known to be the identical person 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 March 4, 1924

(SEAL) Harold J. Sullivan

Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record, this 20th day of July, 1924, at 11:00 o'clock A. M.

Book 401, Page 275

F. Dalman

Deputy.

(SEAL) O. D. Lawson

County Clerk.