

The State of Oklahoma, Tulsa County, ss.

THIS INSTRUMENT, Made this

5th

COMPARED

day of

August

A. D., 1924, between

A. L. Martin and Flossie M. Martin his wife

of Tulsa

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

John L. Croesser and Mary E. Croesser

party of the second part.

WITNESSETH: That in consideration of the sum of One dollar and other good and valuable

consideration

DOLLARS,

the receipt whereof is hereby acknowledged, said part^{ies} of the first part, do hereby by these presents, grant, bargain, sell and convey unto said part^{ies} of the second part, their heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

The North Fifty (50) feet of the South
One Hundred Fifty (150) feet of Lot
One (1) in Block Eight (8) in Highlands
Addition to the city of Tulsa Tulsa County
Oklahoma according to the recorded plat and survey
thereof.

INTERNAL REVENUE

\$ 3.00

Cancellation

Parties of the second part agree to let parties of the first part or their heirs or assigns maintain, sewer and three foot passageway across the rear of above described lot for the use of the adjoining properties on the south lot line, of the north fifty feet of the South One Hundred Fifty feet of Lot one in Block eight highlands addition to the city of Tulsa Tulsa County, Oklahoma according to the recorded plat and survey thereof.

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.

A. L. Martin and Flossie M. Martin do for themselves their

And said A. L. Martin and Flossie M. Martin do hereby covenant, promise and agree to and with said part^{ies} 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

Taxes of any nature whatsoever not now due and one certain mortgage
in the sum of Two Thousand (\$2,000.00) dollars date of May 18th 1922

due three years from date thereof with interest eight per cent payable
semi-annually in favor of Margaret A. Scott which parties of the first
part assume and agree to pay.

and that they will warrant and forever defend the same unto the said part^{ies} of the second part, their heirs and assigns, against said part^{ies} 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^{ies} of the first part ha^{ve} hereunto set their hand^s the day and year first above written.

A. L. Martin

Flossie M. Martin

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, W. M. Robbins

a Notary Public in and for said County and State on this 5th

day of August

1924, personally appeared

A. L. Martin

and

Flossie M. Martin his wife

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.

Jan. 2, 1924

(SEAL) W. M. Robbins

My commission expires

Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record, this the 19th day of Aug.

1924 at 10:10 o'clock A. M.

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Book 401, Page

F. Delman

(SEAL) O. D. Lawson

Deputy.

County Clerk.