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This Indenture, Made this 3rd day of January, A. D. 1923, between
 Sam Citrin and Sadie Citrin his wife,
 of Tulsa Tulsa County, in the State of Oklahoma, party of the first part and
 P.A Broach party of the second part.

Witnesseth: That in consideration of the sum of Twenty Thousand & no/100 (\$20,000.00) DOLLARS,
 the receipt whereof is hereby acknowledged, said party of the first part do hereby presents grant, bargain, sell and convey unto said party 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:

Lot One (1) and the North Half of Lot Two (2), in Block Number
 Thirty-eight (38) in the City of Tulsa Oklahoma, the northerly half
 of said Lot Two (2) being more particularly bounded and described as
 follows: Beginning at the Northeastly corner of said lot two, thence
 along the Easterly line of said lot southeasterly fifty feet; thence at
 right angles and parallel with the notherly line of said lot southwesterly
 one hundred forty feet to the west line of said lot, thence along the
 westerly line of said lot northwesterly fifty feet to the northwest corner
 of said lot, thence along the northerly line of said lot notheasterly one
 hundred forty feet to the place of beginning.

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 Sam Citrin and Sadie Citrin his wife for themselves, their heirs, executors or administrators, do hereby covenant, promise and agree to and with said party of the second part that at the delivery of these presents that they lawfully seized in their own right of an absolute and indefensible 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 mortgage of \$15,000. to Heler L. Brown now owned by The Commercial
 National Bank of Los Angeles, California.

INTERNAL REVENUE

\$ 5.00

Cancelled

and that they will warrant and forever defend the same unto the said party of the second part, his heirs and assigns
 against said party 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 parties of the first part have hereunto set their hand, the day and year first above written.

Sam Citrin

Sadie Citrin

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, D. J. Rose, a Notary Public, in and for said County and State on this 3rd
 day of January 1923, personally appeared

Sam Citrin

and Sadie Citrin h.s.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 official seal the day and year last above written.

My commission expires July 7th 1923 (SEAL) D. J. Rose Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.
 Filed for record this the 4th

day of Jan. 1923, at 11:00 o'clock A M

Book No. 429, Page No. 415

(SEAL) O. G. Weaver

County Clerk

Brady Brown

Deputy.