

This Indenture, Made this 4th day of January, A. D. 1923, between
James H. Gardner and Willie J. Gardner his wife and A. J. Hunt and Essie J. Hunt his
wife,
of Tulsa County, in the State of Oklahoma, party of the first part and
Virginia B. Johnson party of the second part.

Witnesseth: That in consideration of the sum of One dollar and other good and valuable
considerations 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 her heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

The southerly twenty-five (25) feet of Lot
One (1) and the northerly Fifty (50) feet of Lot
Two (2) in block one Hundred Eighty One (181)
in the original town now city of Tulsa, according
to the recorded plat thereof.

INTERNAL REVENUE
\$ 18.38
Cancelled

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 James H. Gardner Willie J. Gardner A. J. Hunt and Essie J. Hunt 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 were 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

special assessments not now due and a certain mortgage in favor of M. Hughes the unpaid balance of which second party assumes and agrees to pay.

and that they will warrant and forever defend the same unto the said party of the second part her 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.

James H. Gardner

Willie J. Gardner

A. J. Hunt Essie J. Hunt

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, Blanche Blickenstaff a Notary Public, in and for said County and State on this 4th day of January 1923 personally appeared
Essie J. Hunt and

to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that she executed the same as her 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 Oct. 29th 1925 (Seal) Blanche Blickenstaff Notary Public.

State of Oklahoma

County of Tulsa, ss. Before me J. Harry White a Notary Public in and for said

County and State on this 6th day of January 1923, personally appeared James H. Gardner, Willie J. Gardner and A. J. Hunt 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.

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

STATE OF OKLAHOMA, Tulsa County, ss. My Commission expires Jan. 1923 at 1 o'clock P. M.
Filed for record this the 6th day of Jan. 1923

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(Seal) O. C. Weaver

County Clerk

Brady Brown

Deputy