

however, that the forfeiture herein provided shall never be invoked and never become operative against any corporation, partnership or individual who has become a mortgagee in good faith, prior to the breach of the foregoing covenants, to the extent of said mortgagee's interest in and to the land or premises herein conveyed.

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

And the said John W. Perryman, Clarissa Richards and B. P. Richards, her husband, their heirs, executors, or administrators, do hereby covenant, promise and agree to and with said party of the second part at the delivery of these presents they are lawfully seized in their own right of an absolute and indefeasible estate of inheritance in fee simple, of and in, the above granted and described premises, with appurtenances; that the same are free, clear and discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of whatsoever nature and kind, EXCEPT a coal lease dated August 11th, 1913, to Hickory Coal & Mining Company, and that they will WARRANT AND FOREVER DEFEND the same unto said party of the second part, his heirs and assigns, said parties 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 hands the day and year first above written.

JOHN W. PERRYMAN

CLARISSA RICHARDS,

B. P. RICHARDS

By Fletcher H. Pratt

Attorney-in-fact

#### ACKNOWLEDGEMENT

STATE OF OKLAHOMA, )  
County of Tulsa ) SS.

Before me, C. P. Monroy a Notary Public, in and for said State and county, on this 23rd day of Aug. A. D. 1921, personally appeared FLETCHER H. PRATT, to me known to be the identical person who executed the within and foregoing instrument as attorney in fact of John W. Perryman, Clarissa Richards, and B. P. Richards, and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of John W. Perryman, Clarissa Richards and B. P. Richards, 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 16, 1924 (SEAL) C. P. Monroy, Notary public  
Filed for record in Tulsa County, Tulsa Oklahoma, Dec. 12, 1922 at 4:50 o'clock P. M.  
in Book 430, page 371

By F. Dolman, Deputy (SEAL) O. D. Lawson, County Clerk

216327 C. J.

QUIT CLAIM DEED

COMPARED

THIS INSTRUMENT, Made this 4th day of Dec A. D. 1922 between Cyrus S. Avery, and Essie M. Avery, his wife, of the first part, and M. H. Watts of the second part.

WITNESSETH, That said parties of the first part, in consideration of the sum of One Dollar to them duly paid, the receipt of which is hereby acknowledged they have quit claimed, granted, bargained, sold and conveyed, and by these presents do for themselves, their heirs, executors and administrators, quit claim, grant, bargain, sell and convey unto the said party of the second part and to his heirs and assigns, forever, all their right, title, interest, estate they claim and demand both at law and equity in and to