

Essie M. Avery, his wife, Alva J. Niles, Ethel M. Niles, his wife, and C. W. Brewer, Eugenia Brewer, his wife, of Tulsa County, Oklahoma, of the first part, and Herbert Borne, Trustee, party of the second part.

Witnesseth, that in consideration of the sum of Nine hundred and no/100 dollars the receipt of which is hereby acknowledged, said parties of the first part, do by these presents, grant, bargain, sell and convey unto said party of the second part his heirs and assigns, all of the following described real state, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lots Six (6) and seven (7) in Block Sixteen (16) in  
Federal Heights second addition to the City of Tulsa,  
Oklahoma, according to the recorded plat 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. And said parties of the first part, 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 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, judgements, taxes, assessments and encumbrances of whatever nature and kind, except, all coal rights in or under said land hereinabove described as shown by indenture dated January 2nd, 1920, same being of record in book 343, page 66 of the records of Tulsa County, Oklahoma, conveying said coal rights to Charles W. Brewer.

And that they will warrant and forever defend the same unto the said party of the second part his heirs and assigns, against said parties of the first part, their heirs or 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.

Cyrus S. Avery,  
Essie M. Avery,  
Alva J. Niles,  
Ethel M. Niles,  
C. W. Brewer,  
Eugenia Brewer.

State of Oklahoma)  
County of Tulsa ) SS

Before me, the undersigned Notary Public, in and for said County and State, on this 28th day of September, 1922, personally appeared Cyrus S. Avery, Essie M. Avery, his wife, and Alva J. Niles, Ethel M. Niles, his wife, C. W. Brewer, Eugenia Brewer, his wife, personally known to me 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.

In testimony whereof, I have hereunto set my hand and affixed my official seal the day and year last above written.

My commission expires March 27, 1924. (SEAL) Leone Patton, Notary Public.

Filed for record in Tulsa County, Okla. on Nov. 28, 1922, at 10:25 A.M. and duly recorded in book 431, page 548, By F. Delman, Deputy, (SEAL) O.D. Lawson, County Clerk.

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ALVA J. NILES