

Lot nineteen (19) in Block one (1) in Englewood Addition  
to the City of Tulsa, according to the recorded plat thereof,  
together with all improvements thereon and the appurtenances thereto belonging, and  
warrant the title to the same.

To have and to hold said above described premises unto the said party of the  
second part, his heirs and assigns forever, free clear and discharged of and from  
all former grants, charges, taxes, judgements, mortgages and other liens and encumbrances  
of whatsoever nature.

Signed and delivered at Tulsa, Oklahoma, this 19th day of January, 1923.

Pierce Larkin,  
Clara Larkin.

State of Oklahoma )  
County of Tulsa ) SS Before me, the undersigned, a Notary Public, in and for said  
County and State, on this 19th day of January, 1923, personally appeared Pierce Larkin  
and Clara Larkin, his wife, to me known to be the identical persons who executed the  
above 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.  
My commission expires August 19th, 1926. (SEAL) Harry L. Jenkins, Notary Public.

Filed for record in Tulsa County Okla. on Feb. 1, 1923, at 10:00 A.M. and duly  
recorded in book 432, page 492, By Brady Brown, Deputy, (SEAL) O.G. Weaver,  
County Clerk.

220683 - BH

T. A. Trusty, Realtor.

Form No. 1, official contract Tulsa Real Estate Exchange. (Copyright applied for)

This contract, made and entered into this 18 day of January, 1923, by and between  
Maude Adamson and husband Peter Adamson, Jr. <sup>the seller</sup> and Chas. Dent, the buyer, witnesseth:

That seller has sold and agrees to convey as herein provided the following  
described real estate in Tulsa County, Oklahoma, to-wit: Lots one, two, three,  
South half of lot twenty, west 100 ft. of lot four block 28, Park Place to the City  
of Tulsa, according to the plat thereof, for the price and sum of eighteen thousand  
five hundred dollars to be paid by the buyer as follows, two hundred fifty dollars,  
at the signing of this contract, the receipt whereof is hereby acknowledged by the  
seller and which is deposited with T. A. Trusty, as part of the consideration of  
the sale, the balance whereof is to be paid in the following manner, to-wit:  
four thousand seven hundred fifty dollars on delivery of deed as herein provided,  
the balance of \$13500.00 as follows: \$6750 on or before 1 year and \$6750 on or  
before two years, interest 8% with the privilege at any time to pay \$1000. per lot  
and get the release to same. The lot payment to apply on two years note.

All deferred payments to be evidenced by note secured by mortgage on above  
described property containing usual provisions, drawing interest from date of deed  
at the rate of \_\_\_\_\_ per cent per annum, payable \_\_\_\_\_.

The seller to pay in full all State, County and Municipal taxes, general and  
special, which are a lien on said property, upon date of delivery of deed. Except  
the buyer agrees to assume all special assessments, taxes hereafter maturing.

Rents, insurance and interest to be adjusted to date of transfer.

The seller shall, within 10 days from the date hereof, deliver to the buyer  
or at the office of <sup>T. A. Trusty</sup> a complete abstract brought down to date showing a merchantable  
title or a guarantee policy of title insurance. The buyer shall have \_\_\_\_\_ days after