

organized and existing under and by virtue of the laws of the State of Oklahoma, party of the second part, the following described real property and premises situate in Riverside Drive Addition to the city of Tulsa, in Tulsa County, State of Oklahoma, to-wit:

All of Block Number One (1);

All of Block Number Two (2);

Lots numbered Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), of Block Number Three (3);

Lots numbered Five (5) and Six (6) of Block Number Five (5);

All of Block Number Six (6);

Lots numbered One (1), Two (2) and Three (3), and the East 57.27 feet of Lot numbered Four (4), and all of Lots numbered Nine (9), Eleven (11) and Twelve (12), of Block Number Seven (7);

Lots numbered One (1), Two (2), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Fourteen (14) and Fifteen (15), and the East Ten (10) feet of Lot numbered Three (3) and the East Ten (10) feet of Lot numbered Thirteen (13), of Block Number Eight (8);

Lots numbered Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8) and Nine (9), in Block Number Nine (9);

Lots numbered One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and the East 57.67 feet of Lot numbered Eight (8), in Block Number Ten (10);

Lots numbered Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12), in Block Number Eleven (11);

All of Block Number Twelve (12);

All of Block Number Thirteen (13);

All of Block Number Fourteen (14);

Lots numbered One (1) and Two (2) of Block Number Fifteen (15);

All of Block Number Sixteen (16);

described according and with reference to the Amended Official Plat of said Riverside Drive Addition to the city of Tulsa, Oklahoma, on file in the office of the County Clerk (ex-Officio Register of Deeds), of Tulsa County, Oklahoma.

Also all of the land between the Arkansas River and the strip of land heretofore conditionally deeded to the City of Tulsa, Oklahoma, by C. J. Wrightsman and Edna Wrightsman, his wife, dated December 6, 1919, recorded in Book 282, at page 436 of the title records of Tulsa County, Oklahoma, the said land hereby conveyed being more particularly described as bounded as follows, to-wit:

Beginning at a point 787.75 feet West of the center of Section Thirteen (13), Township Nineteen (19) North, Range Twelve (12) East, in Tulsa County, Oklahoma; running thence North Ten (10) degrees and Thirty (30) minutes West, a distance of 721.7 feet; thence North Fourteen (14) degrees, Thirty (30) minutes West, Five Hundred Thirty-five (535) feet; thence North Twenty-three (23) degrees, Forty (40) minutes West, Four Hundred Forty-two (442) feet; thence North Thirty-two (32) degrees, Fifty (50) minutes West, Seven Hundred Two (702) feet; thence North Twenty-six (26) degrees West 466.7 feet to a point 1815.72 feet West of the Northeast corner of the Northwest Quarter (NW<sup>1</sup>/<sub>4</sub>) of said Section Thirteen (13), thence West to the Arkansas River, thence Southwardly along the said river to a point opposite the center of said Section Thirteen (13), thence East to the place of beginning; Except 300.08 feet of said strip measured North from South end, which is directly West of Block Seventeen (17) of the Riverside Drive Addition to Tulsa, Tulsa County, Oklahoma.

TO HAVE AND TO HOLD the said described premises unto the said SUNSET GARDENS COMPANY, party of the second part, its successors and assigns, free, clear and discharged of and from all former grants, taxes, judgments, mortgages and other liens or encumbrances of whatsoever nature, except instalments of valid assessments for local improvements not yet delinquent.

AND FOR THE CONSIDERATION AFORESAID, the party of the first part does hereby quit-claim, ~~grant~~, bargain, sell and convey to and unto said SUNSET GARDENS COMPANY, party of the second part, all of its right, title and interest, both at law and in equity, including any and all reversionary and contingent interests or rights the party of the first part may have in and to the following described real property and premises, situate in Riverside Drive