

State of Oklahoma, }
County of Tulsa. } ss.

On this 12th day of January 1923, before me, a Notary Public, in and for said County and State came E. W. Hartgray and Adlissia Hartgray, his wife, to me personally known to be the identical person who executed the foregoing assignment of mortgage, and acknowledged to me that he executed the same as his voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and official seal.

My commission expires Nov. 27, 1924.

(Seal)

H. T. Jones, Notary Public.
Tulsa County, Oklahoma.

Filed for record in Tulsa, Tulsa County, Oklahoma, January 31, 1923, at 2:00 o'clock P.M.
and recorded in Book 435, Page 92.

By Brady Brown, Deputy.

(Seal)

O. G. Weaver, County Clerk.

220625 C.M.J.

121 South Boulder

COMPARED

G. H. OVERTON
REAL ESTATE.

Phone Osage 692.

THIS CONTRACT, Made and entered into this 10th day of Jan. 1923, by and between Blanche Belcher, the seller, and M. T. Johnson, the buyer,

WITNESSETH; That seller has sold and agree to convey as herein provided the following described real estate in Tulsa County, Okla. to-wit:

Lots 19 & 20 Block 6, Parkdale Addition to City of Tulsa, Okla.,

according to the recorded plat thereof.

for the price and sum of Exchange of properties and \$400.00 Dollars, to be paid by the buyer as follows: \$50.00 Dollars at the signing of this contract, the receipt whereof is hereby acknowledged by the seller and which is deposited with Central Natl Bank Tulsa, Okla. as part of the consideration of the sale, the balance whereof is to be paid in the following manner, to-wit: \$350.00, upon consummation of deal and delivery of deed. The buyer M. T. Johnson is to assume a mortgage of record on above described property in the amount of \$328.00 at 7% and to execute a deed of conveyance to the seller for 110 acres of land in Adair County Okla. described as per deed attached and to be clear and free from all incumbrances. The deeds to these properties to be placed in escro in Central Natl. Bank, Tulsa, Okla.

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 interests 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 C. H. Overton, 121 South Boulder a complete abstract brought down to date showing a merchantable title or a guarantee policy of title insurance. The buyer shall have 5 days after such delivery of abstract to examine the same.

Upon the approval of the title, the seller shall deliver for the buyer at the office of said C. H. Overton, 121 South Boulder a warranty deed, properly executed and conveying said property free and clear from all liens and encumbrances whatsoever, except as herein provided.

If the title is defective, the buyer shall specify the objections in writing to be delivered to the seller at the office of C. H. Overton, 121 South Boulder within ten days after such delivery of the abstract; the seller shall have the defects rectified within 10 days from date of delivery of such objections, but in case such defects in the title cannot be rectified within that time, this contract shall be null and void and the money deposited as afore said shall be returned to the buyer and the abstract returned to the seller.