

This Indenture, Made this 6th day of February, A. D., 1923, between
W. M. Criner and Margarite M. Criner, his wife, of
Tulsa, Oklahoma, Tulsa
County, in the State of Oklahoma, party of the first part and
M. A. Steele, party of the second part.

Witnesseth: That in consideration of the sum of One Dollar and other good and valuable considerations the receipt whereof is hereby acknowledged, said part 1st of the first part do by these presents grant, bargain, sell and convey unto said part Y of the second part his heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot Twenty Five (25) in Block Three (3) in
 Northmoreland Addition to the City of Tulsa,
 Oklahoma, according to the recorded plat thereof.

REVENUE
 \$ 2.00
 Cancelled

To Have and To Hold the Same, Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, forever.
 And said W. M. Criner and Margarite M. Criner, his wife, their
 heirs, executors or administrators, do hereby covenant, promise and agree to and with said part Y of the second part that 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, judgments, taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT.

Subject to a contract of sale to Grover C. Sullivan
 dated August 24, 1922, filed for record January 11, 1923,
 at 2:20 o'clock P.M. And except a first mortgage in the sum
 of \$1500.00, dated February 3, 1922, to William Vance, Trustee,

and that they will warrant and forever defend the same unto the said part Y of the second part his heirs and assigns against said part Y 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 part ies of the first part ha ve hereunto set their hand s the day and year first above written
W. M. Criner
Margarite M. Criner,

STATE OF OKLAHOMA, Tulsa County, ss.
 Before me, C.V. Baker a Notary Public, in and for said County and State on this 6th
 day of February, 1923, personally appeared W. M. Criner and Margarite M. Criner,
his wife,
 to me known to be the identical person s 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.
 Witness my hand and official seal the day and year last above written.
 My commission expires July 3, 1924. (SEAL) C.V. Baker, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.
 Filed for record this 6 day of Feby., 1923, at 4:25 o'clock P. M.
 Book No. 436, Page No. 383 (SEAL) O.G. WEAVER, County Clerk.
Brady Brown, Deputy.