

This Indenture, Made this 31st day of January, A. D., 1923, between
L. O. Cook and Ella A. Cook, his wife,
of Tulsa County, in the State of Oklahoma, party of the first part and
P.W. Bauman, party of the second part.

Witnesseth: That in consideration of the sum of
One Dollar and other good and valuable consideration the receipt whereof is hereby acknowledged, said party of the first part do hereby these presents grant, bargain, sell and convey unto said party 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:

The West Seventy (70) feet of Lot Twelve
(12) Block Three (3) College Addition to
the City of Tulsa, Tulsa County, Oklahoma,
according to the recorded plat thereof.

INTERNAL REVENUE
\$ 1.00
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 L. O. Cook and Ella A. Cook, their heirs, executors or administrators, do hereby covenant, promise and agree to and with said party 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.

One first mortgage for the amount of Twenty Seven
Hundred fifty and no/100 Dollars (\$2750.00) and one
second mortgage for the amount of Twelve hundred
fifty and no/100 Dollars (\$1250.00)

and that they will warrant and forever defend the same unto the said party of the second part his heirs and assigns against said party 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 parties of the first part have hereunto set their hand s the day and year first above written.

L. O. Cook

Ella A. Cook,

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, Richard Perry a Notary Public, in and for said County and State on this 31st day of January, 1923, personally appeared L. O. Cook and Ella A. COOK, his wife,

to me known to be the identical persons 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 Jan. 26, 1926. (SEAL) Richard Perry, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 8 day of Feby., 1923, at 10:10 o'clock A. M.
Book No. 436, Page No. 405 (SEAL) O. G. Weaver, County Clerk.

Brady Brown, Deputy.