

This Indenture, Made this 27th day of January, A. D., 1923, between  
J.M. Richards, and Nettie M. Richards, his wife,  
of Marion County, in the State of Missouri, of the first part and  
Fred E. Dean, of the second part.  
Witnesseth: That in consideration of the sum of Twenty-five Hundred (\$2500.00) DOLLARS,  
the receipt whereof is hereby acknowledged, said parties of the first part do hereby by 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:

All of Lot Forty-two (42) in Block Forty-three  
(43) in West Tulsa, an Addition to the City of  
Tulsa, Oklahoma, according to the amended plat  
thereof.

INTERNAL REVENUE  
\$ 2.50  
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 J.M. Richards and Nettie M. Richards, 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 ap-  
purtenances; 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.

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.

J.M. Richards,

Nettie M. Richards,

Missouri,  
STATE OF MISSOURI, Marion County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 30th  
day of January, 1923, personally appeared J.M. Richards, and Nettie M. Richards,  
his wife,

to me known to be the identical person s who executed the within and foregoing instrument and acknowledged to me that they  
their executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.  
Given under my hand and official seal the day and year last above written.

My commission expires May 8, 1926. (SE AL) Frank T. Hodgdon, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.  
Filed for record this the 13 day of Feby., 1923, at 1:30 o'clock P. M.  
Book No. 436, Page No. 493 (SEAL) O.G. Weaver, County Clerk.  
Brady Brown, Deputy.