

This Indenture, Made this 1st day of February, A. D., 1923, betweenPerry Carmichael and Alice Carmichael, (his wife.)of Tulsa, County, in the State of Oklahoma, party of the first part andElberta Florence Richards, party of the second part.

Witnesseth: That in consideration of the sum of

Seventy Hundred & Fifty (\$7050.00)

DOLLARS,

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 her heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

All of Lot Thirty five (35) Block Two (2)

Sub-division of Part of Block Five (5)

Terrace Drive Addition, to the city of Tulsa,

Tulsa County Oklahoma, according to the

recorded plat thereof.

INTERNAL REVENUE

\$ 250

Collected

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 Parties of the first part, theirheirs, 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.

A certain first mortgage in the sum of \$3600.00 as of record.

and that they will warrant and forever defend the same unto the said party of the second part her 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 at the day and year first above written.Perry CarmichaelAlice Carmichael,STATE OF OKLAHOMA, Tulsa, County, ss.Before me, Hazel Stephens, a Notary Public, in and for said County and State on this 2nd,day of February, 1923, personally appeared Perry Carmichael and Alice Carmichael

XXX

to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that theyexecuted 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 Mar. 7, 1925. (SEAL) Hazel Stephens, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 20 day of Feb., 1923, at 11:40 o'clock A. M.Book No. 436, Page No. 501(SEAL) O. G. Weaver, County Clerk.Brady Brown, Deputy.