

This Indenture, Made this 3rd day of March, A. D., 1923, between
John V. Cover, a single man,
of Tulsa, County, in the State of Oklahoma, party of the first part and
Cyrus S. Avery, party of the second part.
Witnesseth: That in consideration of the sum of Forty-Eight Hundred and no/100 DOLLARS,
the receipt whereof is hereby acknowledged, said party Y of the first part do ss 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:

West Half ($W\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$)
of Section Thirteen (13) Township Nineteen (19)
North, Range Thirteen (13) East, containing
eighty acres, more or less, according to the U.S.
Government survey thereof.

INTERNAL REVENUE

500

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 John V. Cover, a single man, his
heirs, executors or administrators, do ss hereby covenant, promise and agree to and with said part Y of the second part that at the delivery of these
presents that he is lawfully seized in his
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.

A mortgage of \$2000.00 made payable to T.J. Baker, dated
Sept. 12, 1922, due 5 years after date, which mortgage is
assumed by party of the second part.

and that he 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, his heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or
to claim the same.

In Witness Whereof, The said part Y of the first part ha s hereunto set his hand s the day and year first above written.

John V. Cover,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned a Notary Public, in and for said County and State on this 3rd
day of March 1923, personally appeared John V. Cover, a single man,

to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he

executed the same as his 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 March 27, 1924 (SEAL) Leone Patton, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 5 day of Feb. 1923, at 4:10 o'clock P.M.
Book No. 437, Page No. 162 (SEAL) O.G. Weaver, County Clerk.

Brady Brown, Deputy.