

This Indenture, Made this 31st day of March, A. D., 192 3, between

John Edward Nichols and Irena Blanche Nichols, wife and Irena Blanche Nichols, in her own right.
of Tulsa, County, in the State of Oklahoma, party of the first part and

Aaron W. Baker, party of the second part.

Witnesseth: That in consideration of the sum of Three Thousand One Hundred and Twenty Five (\$3125.00)

DOLLARS, the receipt whereof is hereby acknowledged, said parties of the 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:

All of the North half ($N\frac{1}{2}$) of the North half ($N\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) of Lot Two (2) in Section Thirty One (31), Township Nineteen (19) North, Range Thirteen (13) East, It being a parcel of land 165 feet by 660 feet. Being bounded on the North and west by the North and West Boundary lines of said Lot Two.

INTERNAL REVENUE
356
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 Edward Nichols and Irena Blanche Nichols, 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.

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 hands the day and year first above written.

John Edward Nichols,

Irena Blanche Nichols,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, W.P. Nelson, a Notary Public, in and for said County and State on this 31st

day of March, 192 3, personally appeared John Edward Nichols, and Irena

Blanche Nichols, xxx

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 April 11, 1925. (SEAL) W.P. Nelson, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 2 day of April, 192 3, at 8 o'clock A. M.

Book No. 437, Page No. 626 (SEAL) O.G. Weaver, County Clerk.

Brady Brown, Deputy.