

COMPARATIVE

Oklahoma, to-wit:

The North Four (4) acres, of the North East Quarter (NE $\frac{1}{4}$) of the South East Quarter (SE $\frac{1}{4}$) of the North West Quarter (NW $\frac{1}{4}$) of Section Thirty-One (31), Twp. Twenty (20) North, Range Thirteen (13) East..

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments, and appurtenances thereto belonging or in any wise appertaining forever.

And said parties of the first part their heirs, executors or administrators, do hereby covenant, promise and agree to and with said party of the second part, at the delivery of these presents; 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 appurtenances; that the same are free, clear and discharged and unincumbered of and from all former and other grants, title, charges, estates, judgements, taxes, assessments and incumbrances, of whatsoever nature and kind; and that they will WARRANT AND FOREVER DEFEND the same unto said party of the second part, his heirs and assigns, against said parties of the first part, their heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

It is the purpose of this conveyance to vest the fee title of said premises, in said trustee and to authorize and empower said trustee to plat, survey and dedicate said land into blocks and lots, streets and alleys; to sell and convey the same or any part thereof by good and sufficient deed or deeds of warranty, binding the parties of the first part, but such warranty is not binding upon said Ira D. Brooks, further than as trustee for parties of the first part; to take as such trustee mortgages in part payment of purchase price of any sale so made; to mortgage said land or any part thereof for the purpose of improving the same by the erection of building, appurtenances, walks, and side-walks, thereon; and to do and perform all things reasonably requisite and necessary for the preservation, protection and improvement of said property; and to hold, preserve and account for, all profits arising out of said trust for the use of the beneficiaries herein named.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands the day and year first above written.

This deed accepted by me.

Andrew Miller

Mable Miller

STATE OF OKLAHOMA,
SS.
COUNTY OF TULSA,

Before me, the undersigned, a Notary Public in and for said County and State, on this 31 day of March 1923, personally appeared Andrew Miller, 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.

Given under my hand and seal the day and year last above written.

My commission expires Sept. 26, 1926 (SEAL) V. I. Hill-Notary Public

STATE OF KANSAS,
SS.
COUNTY OF CLAY

Before me, the undersigned, a Notary Public, in and for said County and State, on this 3 day of April, 1923, personally appeared Mable Miller, a single woman, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed, for the uses and purposes therein set forth.

My commission expires July 30-1924 (SEAL) J. G. Hughes-Notary Public