

deed to said Lot 48, Block 3, Adams Addition to Tulsa, Oklahoma to Clara Elgin, which said deed is recorded in Book 199 at page 372 of the records of Tulsa County, Oklahoma; that this affiant is well acquainted with John H. Hines, and knows that the said John H. Hines never resided on said property as his homestead; that he was at said time a resident of Memphis, Tennessee, and had his homestead located at said place.

That affiant knows Bruce York and George Rice who appear in said chain of title; that the said Bruce York executed a quit claim deed on said property to George Rice, which said deed is recorded in Book 125 at page 273 of the office of the County Clerk of Tulsa County, Oklahoma; that this affiant is also familiar with the chain of title to all of said Adams Addition, he at one time being the owner thereof; that he knows of his own knowledge that neither the said Bruce York or the said George Rice ever had any interest in said property, and that said deed was made in error.

George W. Adams

Subscribed and sworn to before me this 16th day of February, 1923

My commission expires July 18, 1923

(SEAL) C. R. Thurlwell, Notary Public

State of Oklahoma )  
Tulsa County. ) ss.

Before me, the undersigned, a Notary Public in and for said county and state on this 16th day of February, 1923 personally appeared George W. Adams 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.

My commission expires July 18, 1923

(SEAL) C. R. Thurlwell, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, Feb 27, 1923 at 4:10 o'clock P. M.  
in Book 442, page 247

By Brady Brown, Deputy

(SEAL) O. G. Weaver, County Clerk

222979 C.J.

TRUSTEE'S DEED

COMPARED

THIS INDENTURE, Made this 7th day of February A. D. 1923, between the TITLE GUARANTEE & TRUST COMPANY, A Corporation, as Trustee, organized under the laws of the State of Oklahoma, party of the first part, and S. H. STOKER party of the second part,

WITNESSETH, That in consideration of the sum of Thirteen Hundred forty Five and no/100Dollars, the receipt whereof is hereby acknowledged, said party of the first does by these present grant, bargain, sell and convey unto said party of the second part, his heirs, executors, or administrators, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

All of Lot Nineteen (19) Block Three (3) Ridgedale Terrace Second Addition to REVENUE the City of Tulsa Oklahoma.

Said Trustee, on behalf of those owning beneficial interest in said real estate at the time of the execution of this deed as is shown in a certain Warranty Deed now of record in the Office of the County Clerk of Tulsa County, Oklahoma, in Book 395 at page 359, but not on behalf of itself, covenants and agrees with the party of the second part that the party of the first part at the time of the delivery of these presents is seized of a good and indefeasible title and state of inheritance in fee simple in and to said real estate and covenants that it is in peaceful and undisputed possession of said premises with full right and power to convey the same by this instrument to said party of the second part, and that the same is clear, free, and discharge of and from all former and other grants, charges, taxes, judgments, and liens or encumbrances of whatsoever kind or nature, and hereby binds those having the beneficial interest in said premises, their heirs and assigns forever warrant and defend the title to said land against all claims of every nature.