

ten notes for \$150.00 each, the first due October 1st, 1923, and one due on the first day of each of the nine next succeeding months; and one note for \$30.00 due August 1, 1924. All of said notes being dated Feb. 24, 1923 and signed by Cora Hofstra and E. C. Hofstra, the said V. B. Hogan, the present owner of said lease and all rights thereunder or incident thereto, does hereby bargain and sell unto Cora Hofstra, her heirs, successors and assigns., certain rights therein upon the following terms and conditions, to-wit:

The said V. B. Hogan reserves full possession of said property, including the right to go in and about the same, to make rental contracts, to collect rents and to do any and all things necessary to make the payment of the consideration herein secure to him, and said consideration is hereby made and declared to be a lien on said property until the same will have been fully and entirely paid.

Provided, however, that when the consideration for this assignment will have been fully and entirely paid, according to the tenor of seventeen promissory notes before mentioned, then and in that event the said V. B. Hogan will execute a release to Cora Hofstra and E. C. Hofstra relinquishing all of his right, title and interest in and to said property and lease.

It is further agreed that should legal proceedings be necessary to enforce collection of this lien, a reasonable attorney fee will be charged against said property.

C. F. Hofstra

Edw. C. Hofstra

V. B. Hofstra

State of Oklahoma,

-ss-

County of Tulsa,

Before me, the undersigned, a Notary Public in and for said county and state, on this 27 day of February, 1923, personally appeared Cora Hofstra, E. C. Hofstra and V. B. Hogan, 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.

My commission expires Nov. 21, 1923

(SEAL)

A. H. Kendel Jr., Notary Public

Filed for record at Tulsa, Tulsa County, Oklahoma. Feb. 27, 1923 at 3:00 o'clock P. M. and recorded in Book 444 Page 166.

By Brady Brown - Deputy

(SEAL)

O. G. Weaver - County Clerk.

222940-ACM

WARRANTY DEED.

INTERNAL REVENUE

\$ 3 50

COMPARED

THIS INDENTURE, Made this 24th day of February, A. D. 1923 by and between Sunset Gardens Company, incorporation, organized and existing under and by virtue of the laws of the State of Oklahoma, hereinafter called the party of the first part, and Clark E. Ranney hereinafter called the party of the second part.

WITNESSETH, That the said party of the first part in consideration of the sum of \$3,500.00 Thirty-five Hundred and no-100 Dollars, the receipt of which is hereby acknowledged, (and the further consideration and as a condition for this deed to which the party of the second part by accepting this deed assents and agrees, to-wit: that the lot or lots hereby conveyed shall not within a period of twenty (20) years from this date be used for any other than residence purposes; only one residence designed for the occupancy of one family shall be erected on each lot; no residence shall cost less than \$15,000.00 including subsidiary buildings and improvements constructed on the lot or lots hereby conveyed no building or any part thereof, except steps or entrances or approaches without roof, shall be built or extended within 35 feet of the front line or closer than 20 feet of the side street line, and no garage, servants' house or other subsidiary building shall